

High Gabriel Estates Property Owners Assn. Inc.  
BODs Regularly Scheduled Monthly Meeting  
Leander First Baptist Church, 10000 RR 2243, Leander, Tx  
**June 12, 2023**

**New Business from Guest: None**

**New Business from POA Members:**

**Forum format: 7:37** Start time not required, quorum not required, No Voting, and notes and motions will take place during regular open meeting.

Chair reviewed the previous issues with use of a common area rules, vs personal property deed restrictions. Previous complaint and discussion with defendant were made via emails. Plans for construction of a fence with bids, and or 'no parking- tow away' signs were discussed as possibilities to avoid further issues. Two types of fencing were proposed, one with wood post and galvanized cable between post – 10 ft. apart, the other 3x4x2 foot Limestone Blocks delivered and placed. Both bids were over the pre-approval estimate of \$2000.00. With apparent compliance of No Motorized Vehicles in Common Area, since last meeting, it was suggested that no further actions be taken, with exception to rearrange the current placement of the Private Property Signs. This did encourage all to review the posted deed restrictions and interest in attending the board meetings.

**POA OPEN MEETING**

**POA Membership Present:** Gail Mohler

**BOD Members Present:** Virginia Partain (Chairman S-#6), Darla Engh (Vice Chair S-#3) Danny Roberts (S- #1), Veronica Hoffpauir (S-#7)

**Board Members Absent:** Helen Trahan (Treasurer S-#4)

**Call to Order:** Currently with only 5 board members, a quorum is 3 members.

The Open Meeting was called to order at 8:05 PM by the chair, a quorum being present, and the required 144-hour notifications sent to the property owners via PayHOA email (blind cc), per privacy rules.

**Minutes Approval:** Darla requested 'Addressing Details' from previous correspondence with Secretary and Wilco Addressing Adm. be deleted as not having been discussed in meeting Motion made by Veronica, 2<sup>nd</sup> by Darla, motion carried 3-0-1.

**Directors Reports:**

**Chair Report: Arroyo:** Ownership of property known as Arroyo, running along the Arroyo Circle and behind the Arroyo Park had been researched for many years, work had been done about a year ago to protect the property owners living nearby whose homes backed up to the Arroyo, addressing Safety and Health concerns as this is a dry creek and can flood when it rains, accumulating insect infestations. The Executor of the Original Developer's Estate had been in contact and willing to do a quit claim deed to the Arroyo. Darla proposed that the POA obtain rights to the Arroyo which is already classified as "parkland". Danny 2<sup>nd</sup>, motion carried 4-0-0. The Chair would make contact with Executor.

**ACC:** Attorney suggested that e-mail is not 'open meeting' and POA should search for alternate method. Several options by a former VP suggested that using a cloud app, with recording and transcription to a word document as a solution of non-person meetings and provides necessary minutes for reporting back to POA and filing in permanent files. Veronica suggested using Micro Soft *Teams* (scribe report indicated Themes) Chair requested a brief write up of what that would be required; however, Darla wanted a demo at that time. Due to not having WIFI connection a demo was not available. Everyone was encouraged to research a method that would satisfy the requirement. The POA Board will establish the procedures and give guideline to the ACC.

**Vice-Chairman Report:** Darla, an early resale certificate for June was reported.

**Secretarial Report:** Ginny: PayHOA records now reflect 189 lots (units) and 178 property owners as verified with the old rosters. Researching the various payment methods for cost as well as property owner account payments. 66 were credit card payments, 20 used lock box function, the rest online ACH or hand posted by Secretary. PayHOA YTD cost has been \$1,195.

**Treasurer's Report:** Not Available

From Secretary: There is still a large delinquency amount of \$9,867.00, owed by 51 Property Owners. Delinquent payment plans can be offered.

**Board Member/Committee Reports:**

a. **ACC Report:** No activity since March

**BUSINESS SESSION:**

**Unfinished Business:** Treasurer reimbursement of fees to be requested by Secretary

a. Expenses reported by Ginny, including various online lawyer questions, HOA leader membership \$119.99, office supplies, etc. of \$312.96. Danny made motion to reimburse Ginny \$312.96, 2<sup>nd</sup> by Veronica, motion carried 3-0-1.  
B. A bill from Texas Water for mowing of lot 19 and office tract for \$200.00 and installation of signs \$125. Danny made motion to pay the \$200.00 (lot 19 and Office Tract) and \$125 (sign relocation on lot 19) invoices, 2<sup>nd</sup> by Veronica, motion carried 4-0-0.  
C. WSC reimbursement of Liability Insurance renewal previously approved needed to be paid.  
D. LFBC Church check for room use.

**New Business from Board Members:**

**There being no further business the Chair called the meeting adjourned.**

**Adjourned: 9:25**