

High Gabriel Estates Property Owners Assn. Inc.  
BODs Regularly Scheduled Monthly Meeting  
Leander First Baptist Church, Family Life Center  
10000 RM 2243, Leander, TX 78641

**November 13, 2023**

**Forum Format:**

Non-membership: New Business- None

**POA Membership:** New Business- **Parking**

**Membership Present:** Josh and Rosalyn Haug

7:33 – Skyview Terrace property owners, Josh and Rosalyn Haug, were introduced to the Board of Directors and stated their mission of seeking to find the status of the lots located by the Water Tanks (Lot 19) and (Office Tract) and optional overflow parking for residents. The Chair explained the use of the forum format for discussions without the formal business process.

Discussion in regard to private property parking, if following the Deed Restriction Rule: 50' right of way (ROW) rule, would be parking halfway up in their yard. The Deed Restrictions state: **PARKING:** *No parking within the 50-foot right of way of any street or road "in the subdivision at any time"*. The 25' from center of street is derived to indicate how to calculate the set back "street line". **SIGNS:** Owners felt the signs on the private property (Lot 19) did not indicate 'no motor vehicles', and the previous owners told them they could use. The current remaining signs do not have the "no motor vehicles" wording, however the torn-down sign did. There were 2 original complaints in this regard: 1. Routinely driving thru the private property 2. Events with many cars parked on the private property.

**COMPLAINTS:** due to **OUTSIDE** Invited **VISITORS:** Danny agreed with neighboring homeowner and a cul-de-sac POA member of not allowing outsiders access to the Nature Trail because it is a problem for the nearby neighbors. He suggests that there be two gates: one by cul-de-sac and one by top of stairs to limit access only to residents. A round-table discussion of the affected parties was proposed, notifying **all POA residents** (due to their vested interest in HGEPOA) via an email drafted by Danny and distributed by the Secretary to owners of record emails.

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

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

**POA Open Meeting**

**Call to Order:** Chairperson called meeting to order at 8:03 P.M.

**Minutes Approval:** October meeting cancelled, lack of quorum.

**POA Officers Reports**

Reports are due to Chair/Secretary by 8:00 a.m. Tuesday prior to Monday meeting

**Chairperson's Report:**

1. POA received email from Summerlyn Amenities Member containing a picture of a No Trespassing sign, Surveillance camera in use, etc. posted on Summerlyn HOA property and did not want any trouble with the HGEPOA, did the HGEPOA board know of anyone or have any information on who or why it was posted.
2. Chair presented several documents for signatures for legal purposes. A Disclaimer document to be posted on the website, to be reviewed by board. Danny suggested everyone review for a few days via email for corrections. A savings account option to be added to current bank account for separation of monies required signatures of board members present at the Organization meeting in February, and also requiring a motion in today's meeting that the Chair had approval to open the account making way for Title Companies to send funds for the Resale Certificate Fee collected during closing to the POA mail box, as they do with past due funds. Danny made motion to open the

account, Veronica 2nd, motion carried 4-0-0. The consolidated and amended deed restrictions of Sept. 2022 also should be signed by the board members.

**Vice Chairman's Report:** Currently has no duties assigned, fill in if Chair absent.

**Secretary's Report:** Virginia, the new self-management property owners app. PayHOA is proving more and more help tools and reporting. There will be new rates beginning in 2024, some going down and other items increase, like mailing stamps.

**Treasurer's Report:** Chair gave Treasurer's report. Very little banking activity.

### **Board Member/Committee Reports**

**Resale Certificate Coordinator:** No report at time of agenda.

Chair reported one resale certificate for the October time frame. Danny said it had been modified and report was then given to the chair. Report was revised to Note the Nature Trail Visit of Nov. 4th.

**PayHOA Administrators:** Virginia / Veronica, Asst. PayHOA. Veronica continues familiarizing herself with the application. Virginia continues to find new and better features to populate – news, events, etc.

**ACC: (Architecture Control Committee):** Pending completion of Procedure Documents.

### **Business Session:**

**Unfinished Business Items and General Business:** *Seek additional board members.*

**Treasurer:** Reimbursements and payment requests: Chair presented invoices to be paid. Danny made motion to pay the mowing invoice for the Lot 19, Office Tract, and the 2023 county taxes. Veronica 2nd. Motion carried 4-0-0. Reimbursement for the Chair of two months of PEC lamp was also voted, however it is a contract.

There being no further discussions or concerns, the chair declared the meeting adjourned. 9:03 P.M.