

High Gabriel Estates Property Owners Assn. Inc.

BODs Regularly Scheduled Monthly Meeting

First Baptist Church, Family Life Center

10000 RM 2243, Leander, TX

December 11, 2023

New Business from Guests:(Non-Membership) Meeting Forum Format: Greg McNew, Summerlyn Amenities Coord.

Visitors & Members in attendance: Greg McNew, **Monica** Rolan & granddaughter, Robert Crossman, Luther Lucko & Penny Armstrong, Bob Engh, and Josh Haug

A topographical map of property north of the South Fork San Gabriel River was distributed for discussion, showing HGEPOA and Summerlyn HOA property, Summerlyn's current hiking trails, restroom facilities, river access, location of dinosaur tracks, parking spots, and proposed common-use possibilities. Greg uses the trails around the North side of river regularly, picking up trash and removing Invasive plants and Chinaberry Trees.

Access to the North side of the South San Gabriel River and Dinosaur Tracks only, was proposed in exchange for HGEPOA being able to use some amenities in the Summerlyn subdivision, such as their trails, restrooms and parking near the street River Run.

Several items were brought up as to:

new signs being posted on Summerlyn property by themselves

how would private land be identified – by posts with purple tops, which doesn't need signage?

Two gates to be installed at top and bottom of current HGEPOA Nature Trail to control access

monitoring (or policing) of HGEPOA Nature Trail usage

liability issues for all parties

River Junction apartments to be built to southeast of Summerlyn

New Business from POA Membership: – Nothing else *Visitors may exit if they wish*

POA Board Meeting Agenda

Board Members Present (3) directors: Virginia Partain (Chair, S-#6), Danny Roberts (S-#1), and Darla Engh (Vice Chair, S-#3)

Absent: Helen Trahan (S-#4) and Veronica Hoffpauir (S-#7)

Call to order at 8:17pm

Approval of minutes: approval of Nov. Minutes was postponed

Chair requested a change in Agenda to move New Business from BOD to front of meeting.

Josh Haug volunteered to serve – until Annual Meeting, (thus filling S-# 2 whose term ends in '24) Danny made motion to nominate Josh to the board. Ginny 2nd, Vote: 3-0-0

OFFICERS REPORTS

1). **Chairman's Report:** – three complaints were received during the month, with two being formal and concerning Deed Restrictions; only one was valid. Use of security lights and cameras by residents was another

issue, as was political signs. Both items were handled according to the situation involved; there is no blanket determination. State rules override our policies.

Parking by Water Tanks – proposed that Lot 19 be designated as “overflow” for homeowners in the area.

2). **Vice Chair:** nothing reported

3). **Secretary's report:** - Since we currently do not have an operational Architecture Control Committee (ACC), a new land owner on the East side is working with Virginia on requirements needed for building on a subdivided property.

Existing MOA procedures need review or need new ones developed, especially if we make an agreement with Summerlyn, or if gates are installed with “fobs” being issued for access to the Nature Trail, **via** Pathway, Owned by Neighbor. Gates discussed for Pathway (property owner) with potential gate at bottom of steps by HGEPOA.

4). **Treasurer Report:** Chair reported no banking activity.

Board Member /Committee Reports

1. **Park/Nature Trail:** – potential spring visit by Montessori school; nothing definite.

2. **Resale Certificates:** no activity

3. ACC procedure development continues and staffing needed/sought

BUSINESS Session

Unfinished Business Items and General Business:

1. Treasurer: PayHOA assistant now has more access to the system to help with bill payments.

Motion made by Virginia for a \$150 gratuity for website services, WSC will do same. 2nd by Danny, Vote: 4-0-0

2. Nature Trail- MOA – Board member will contact the Property Owner regarding the document and send a summary email concerning what was discussed

New Business from Board – moved to front of meeting.

1. PNC – One bank account with a savings account need to make appointment with signed documents to finish.

2. LFBC – additional \$30 is being paid, for use of little room (extra thermostat, cleaning) during 6:30 meeting for ACC and or POA waiting room use until WSC adjournment.

3. Annual Meeting in February – Josh volunteered to help the Secretary.

There being no other business, the Chair stated “meeting adjourned”:

Adjourned – 9:40 pm