

High Gabriel Estates Property Owners Assn. Inc.
BODs Regularly Scheduled Monthly Meeting
Leander First Baptist Church
10000 RR 2243
Leander, Tx
Dec. 13, 2021

Forum Format:

POA Membership Present: Liz Engelke

SB1588 – new open meeting laws require a 144-hour notice (for certain actions as well as method), we believe we will be okay to continue with the 72-hour email notices with the second posting on the website covers the 144-hour notice of place, date and time. Certain agenda items will require the 144-hour notice as listed in bill.

SB 1588 and its impact on HGE current process were discussed the process of a rejected ACC request has a new twist, in timing, documents, notifications and board review. At the present, there are 3 volunteers from the membership to serve; Liz Engelke being the first and present at the meeting Liz took responsibility of reviewing our current deed restrictions and bylaws in regard to creating a new ACC committee.

The chair reported that all the required documents in regard to the SB collections of fees were and are filed where needed. Definitions of combined lots, subdivided lots, septic systems and propane tanks previous and current agreements, PEC for electric utility, Wilco for septic tanks requirements. Discussion of commercial business -no boarding houses, rooms, etc.

Call to Order: Meeting was called to order at 8:30 there being a quorum present.

BOD Members Present: Virginia Partain (Sec.), Darla Engh (Resale Certificates), Chris Fields, Helen Trahan, Treasurer, Jake Hewitt,

Board Member Absent: Bobbi Marquardt and Danny Roberts

New Business from POA Members:

POA OPEN MEETING

Minutes Approval: Oct minutes did have a resale and will be added to those minutes as approved with corrections, Nov. minutes will include the approval for the payment of the Property Taxes of \$91.00. Note: minutes are drafts until approved, amendments are only required after approval.

Board of Directors Reports: Transitioning of board duties continues

Chair Report: New property owner who owns two adjoining lots, combined for tax purposes desired to build a 3-car garage on the lot next to the residential lot. Property was not platted as one lot to add another structure, nor the other lot not separated for building a residence.

Vice Chairman Report: Not present

Secretarial Report: E-Mail Action between the Nov & Dec meeting: ACC for E1 Lot 28 was approved on Nov. 11th, signatures were collected at the home of the secretary. An email approval of refunding the Secretary for the purchase of book "Texas Homeowners Association Law was approved for \$78.79 on 11-27.

Address for W1 lot 6 has been resolved once again with correcting action with the 911 system coordinator. .

Arroyo situation still, nothing can be done as to ownership until someone files a deed.

Treasurer's Report: Helen HGEPOA now having PNC (new bank) printed statements, will be flipped to online. .

Resale Certificates-Visitor Requests: Arroyo status is still undetermined as to ownership for volunteer work. One Resale Cert was processed, and there was group visitor request for 45 attendees for the Nature Trail, notifications were sent to the 'neighbors' in the cul-de-sac as required.

BUSINESS SESSION: Chris gave an analysis of the SB1588 "spirit"- our website is old/outdated, report has been filed with these minutes.

Unfinished Business:

Nature Trail: Memorandum of Agreement still pending input from burdened property owner

New Business from Board Members: Chair made Motion to send gratuity check to our web maintenance guy, with WSC matching. Helen 2nd the motion, motion passed 5-0-0.

Adjourn: There being no further business, the meeting was declared adjourned at 9:17 P.M.
Virginia Partain, Secretary as transcribed from notes of Darla Eng