

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

March 10, 2025

Open Forum: New Business from Guests (Non-Membership): None

POA Open Board Meeting

BOARD MEMBERS Present: Jeff Moore (S#4), Virginia Partain (Secretary, S-#6), Monica Burrage (Parliamentarian S-#2), Darla Engh (Resale Certificates S-#3) and Veronica Hoffpauir (Admin Asst S-#7)

Board Members Absent: Misty Baker (S#1)

Quorum established - 5 present

Call to order at 7:47 pm

Minutes: December 2024 Minutes were emailed prior to the meeting. Jeff proposed their approval and Monica seconded. Vote: 4-0-1 [note: the January 2025 Minutes were previously approved on 2/14/25.]

The month of Februray was discussed and a few minor changes suggested. Jeff made a motion that the revised Minutes be approved and Monica seconded. Vote: 4-0-1.

Chairman's Report: Jeff explained that he had been working on the alphabetical list of homeowners and the Agenda for the Annual Mtg and would print out 20 copies. The items to be covered are:

- a. Functions and limits of our POA concerning fines and legal actions
- b. Volunteers to fill Board positions and its advantages
- c. Establishing a List of Fines per HB #614 passed in 2024
- d. Dissolving the POA, the process, cost and negatives
- e. Neighborhood events or projects

Vice Chair Report: vacant

Secretary's Report:

a. Administrative Request: Williamson County was asked to assign a current mailing address for three items of our properties; they are Lot #19, the Office Tract owned by HGEPOA, and the land where the water tanks sit.

b. Annual Meeting: The WSC, Water Supply Corporation, will gather in the gymnasium at the First Baptist Church of Leander at 1:30 pm for its yearly meeting. The POA, Property Owners Association, will start their meeting at approximately 3:30 pm. Both are open meetings where all can participate but only after they are recognized (called on), and they can talk again once others have been given the opportunity to speak. Water and snacks will be provided for attending members.

c. POA Organizational Meeting: 6:30 pm on Monday, March 31st has been designated for the election of officers by the Board members. Location will be at the First Baptist Church, Family Life Center.

Financial Report: Check copies and statements for the past two years from the HGEPOA bank account were obtained.

Virginia, as acting Treasurer, gave a summary of the month's income and expenses. There were six deposits (for \$962) and an ACH of \$2452.80 for a \$3414.80 total with \$208 in credit card payments, but some of these were double-billed and had to be refunded.

The \$25 payment for the Certificate of Amendment to the State was made but is outstanding. Expenses of \$426.11 were incurred during February.

Director's / Committe Reports

1. Nature Trail: N/A
2. Resale Certificates: No activity for this month.
3. ACC (Architectural Control Committee): no report or activity

Business Session

Unfinished and General Business Items:

1. Invoice(s) Approval: Three were incurred during the month by Virginia for normal operations. The total of \$129.24 was for office supplies. Jeff moved the Secretary be reimbursed and Monica seconded the motion. Vote was 4-0-1.
2. Formal Complaint – The Board was asked to assist in a property-line issue, but after review it was found to be too complex and old for the scope of the board authority. However, both parties were contacted to try to work out their issues in a friendly manner.
3. Usage of Land Request: An inquiry was made in West 2 about establishing a business. Reply: Board can't grant a variance on a Deed Restriction.

New Business:

The Dept. of Transportation has put back up road signs on the Eastside.

There being no other business, the Chair adjourned the meeting at 8:40 pm.

Virginia Partain, Secretary _____ Date approved _____