

High Gabriel Estates Property Owners Assn. Inc.

BODs 2023 Annual Membership Meeting

Leander First Baptist Church

10000 RM 2243, Leander, TX

February 25, 2023

POA Membership Present: 18 present, 9 proxies at 3:15

BOD Members Present: Virginia Partain (Chairperson #6) Chris Field (Vice Chair #1), Darla Engh (#3), Chas Webb (#7) Bobbi Marquardt #2), Helen Trahan (Treasurer #4)

BOD Member Absent: Whitney Moore (#5)

Call to Order: A quorum present, the Chairperson called meeting to order at 3:15 P.M.

POA OPEN MEETING

Minutes Approval: Dispensed with reading of 2022 Annual Minutes, already posted on website.

Board of Directors Reports:

Chairperson Report: Meeting called to order and Chair welcomed the membership, reminding them that they would need to sign in on the Property Owners Membership Roster if they had not. Explained the basic parameters of State and Federal regulation, and TRPOPA (Texas Residential Property Owners Protection Act) rules to protect the property owners, and the updating of the Williamson County Website as well as our own highgabrielwsc.com website on a regular basis. The POA also is a liaison with City and County officials, as well as CTRMA, for protection, road work and neighborhood wall. The Contractor reported eager to begin the wall construction as can be seen by the materials being stock piled, but must also provide a protocol to make sure the standards are met as in the original plans. PayHOA, the software application to assist in the self-management of HGEPOA was implemented with the initial invitation for property owners to activate their own accounts. Maintenance Fees for 2023 have been processed thru the new system. Software installation glitches are being addressed, as well as further additions/functions.

Congressional changes coming down the tubes, will be DayCare and nurseries for Subdivisions. Being a non-profit, non commercial community will need to be addressed, as well as liability. Timelines being dictated by the States. The Deed Restrictions for all Sections being combined into one document as a mediation from years passed was discussed. There was serious discussion in regard to making changes to the Deed Restrictions, after much discussion that nothing was changed, only consolidated into one document, the objections were withdrawn.

Vice Chairman Report: Recycling investigated, for High Gabriel, Speed Limit Signs were posted on all roads in HGE. Research for Self Management software resulted in the selection PayHOA to meet and or streamline our efforts. Chris proposed that Ginny have something to commemorate her 15 years of service, such as naming the Nature Trail after her.

Secretarial Report: Announced the resignation of two board members to be elected. The Secretary recognized Chas Webb for his efforts this past year, in updating the long past due documents.

--Darla indicated her intentions of seeking another term.

--Whitney indicated her time and training limitations but intends to seek reelection. The Secretary noted the board members heavy schedules, and job changes created many absences from meeting,

Treasurer's Report: Detailed expenses for common area upkeep, various operating expenses, and the extra expenses due to the storm damages this past year, Arroyo - \$4300 and the Nature Trail \$8,500. The liability insurance is a shared expense with WSC paying for half. The D&O insurance also covers the ACC.

Resale Certificates-Visitor Requests: Reviewed Nature Trail visit procedures, as well as the Resale Certificate requirements.

Nature Trail issues: Need volunteers to do some annual check ups on the common areas.

The Chair reverted back to the issues of seeking volunteers for the two resignations. Explaining duties are assigned to try to comply with those legal requirements, and volunteers are expected to know at least some basic rules for serving on the board of directors.

Darla was re-elected by acclimation. Danny Roberts volunteered to give it another try, having past experience on the board. Danny was elected by acclimation. Veronica Hoffpauir volunteered and was elected by acclimation. Whitney Moore was also mentioned but no nomination was made.

Organization/officer election will be @ 7:30 P.M. this coming Monday Feb. 27th same location.

There being no other business, the meeting was adjourned at 4:47 P.M.

Virginia Partain, Chair/Secretary