

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

**April 15, 2024**

**Forum Format: Non Planned:**

**Non-Membership:**

**POA Members Present: (E-2) Jeff Moore, Faith and Sarah Johnson, (W2) David Grafe, L. Shipmen, (W1) Jay Brannon**

**BOD Members Present:** Josh Haug (Chairman S-#5), Helen Trahan (Vice Chair/Treasurer S- #4),

Virginia Partain (Secretary S-#6), Darla Engh (S-#3), Veronica Hoffpauir (S-#7), Misty Baker (S-#1), Monica Burrage (S-#2)

**BOD Members Absent:** None

#### **OPEN MEETING Call to Order**

A quorum present, the Chairperson called meeting to order at 7:33 PM

**Minutes Approval:** Chairman announced March 11-24 Meeting Minutes approved by email -Mar -22-24.  
(required for Banking Signature Changes)

#### **Board of Directors Reports:**

**Chairperson Report:** Josh Had no issues

**Vice Chairman Report:** Helen, stated the bank signature cards had to be complete by the new officers.

**Secretarial Report:** Virginia -1. Various inquiries and questions in regard to a Riva Ridge Property and the Neighborhood Sign as property was up for sale as commercial. 2. Discussion of animals our deeds allowed, the Fair Housing Authority (FHA), had guidelines, on Emotional Support Animals (ESA) and Companion Animals. 3. Building guidelines, do we allow pre-fab and or modular homes. HB#2439 In 2019 addresses materials to be used on a city lot. HGE is not in city limits. Monica spoke of HB#614 requires a list of all possible fines and fees to be charged to property owners to be posted on website.

**Treasurer's Report:** Regular income and expenses during the month. PayHOA saving us time and money.

Ginny mentioned that 18 homeowners paid fees from Bank Acct (\$1.95 fee absorbed by POA) as of 4/1. Four (4) had used the PayHOA lockbox via a return envelope to a California address for updating PayHOA accounts and mailing to PNC, our bank. Outstanding fees indicated 76 owners are delinquent and 43 overdue for this year only. The pre developed Delinquent Payment Options was suggested for the next round of delinquent notices to encourage payment. YTD \$3,724 in fees have been paid to date.

**Nature Trail/Arroyo Park:** Park mowing is limited to an as need mowing with request and approval.

Park Mowing: approved for May. Nature Trail: No visitor requests.

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

1. **Nature Trail Coordinator:** Josh has volunteered. A check list form, for requesting group access and visit to the Nature Train was designed by Monica and Virginia. The check list detailing each action needed, access information including designated parking, limited hours and time of visits as well as numbers of persons/cars and one bus. Form will be accessible on the website to be mailed to an [hgepoa.events@gmail.com](mailto:hgepoa.events@gmail.com) for correspondence related to visit.
2. **Resale Certificates:** Darla – no activity
3. Architecture Control Committee: New form posted on website, 3 members appointed, open meetings required.
4. Property Owner Contact Coordinator: Misty will seek information and pass to Veronica
5. PayHOA Property Owner updates: Veronica will update each property owner account

#### **BUSINESS SESSION:**

**New Business** from HGEPOA Membership: Jeff Moore from High Gabriel East 2 on Riva Ridge, presented a drawing he received during a meeting presented by the engineer planning a small subdivision (30) single family homes on the small lots, (HGEPOA has ½ acre lots) to be platted from Riva Ridge to High Gabriel E, some houses fronting High Gabriel E. A road to be build from Bryson to Riva Ridge. This would be next to his property where a creek runs from High Gabriel E thru HGE E2 to the river, a grave concern for drainage in new development. Construction noise were everyone's concerns. Plats were mis coded High Gabriel W1-2 Virginia volunteered to contact the County Commissioner who is a neighborhood advocate.

**Items from Board Members:** There being no other business, the chair moved to adjourn, Helen 2<sup>nd</sup>, vote: 7-0-0.

Approved via email 5-13-24