

High Gabriel Estates Property Owners Assn. Inc.
BODs Regularly Scheduled Monthly Meeting
Leander First Baptist Church, 10000 RR 2243, Leander, Tx
June 13th, 2022

New Business from Guest: None

New Business from POA Members: Forum format: 7:54

Neighborhood Wall – CTRMA sent notice that there would be barriers on the Right of Way South of Signal Hill and 183 entrance, residents must enter and exit via Signal Hill and 183. Construction of the Quality Water Pond, and drainage were active construction sites to be avoided. The private property on the South Side of Green Valley needs to have 'no trespassing signs' to help control the parking in a safer effort, than canoes sticking out into the roadway. Work orders with WILCO were placed for Green Valley roadway blind spots, another for who is responsible for dry creeks in subdivision, and the culverts that run under the roadways. Cleanup of the debris, fallen dead trees, and tree canopies were contracted for the Arroyo, from the West edge of the park entrance for about 1/3 of the way down Arroyo Circle. The Arroyo Park was given an address of 111 Arroyo Circle as a landmark for services requested, emergency responses, etc. Ownership of the Arroyo is still in question, no deed ever filed, taxes not being paid and POA responsibility via the deed restrictions to maintain or clear properties in violation. The Arroyo is a fire hazard, flood hazard, and health and safety risks to not only the property owners on either side but to visitors to the park.

POA OPEN MEETING

Call to Order: The Open Meeting was called to order at 8:25 by the chair, stating that a forum was present, the required 144-hour notifications had been sent to the property owners via email (blind cc), per privacy rules.

POA Membership Present: Aleta Wilder

BOD Members Present: Virginia Partain (Chairman), Chris Fields (Vice-Chairman) Darla Engh (Resale Certificates), Helen Trahan (Treasurer), Bobbi Marquardt (Sec)

Board Members Absent: Whitney Moore, Jake Hewitt;

Minutes Approval: There being no May meeting, the actions from April 11th meeting to the June meeting are:

*April 9th Annual Meeting Minutes were approved on May 6th with corrections.

* March 14th meeting minutes were approved on May 7th.

*The April 11th meeting minutes were approved on May 11th. All minutes have been posted to the web site.

*Renewal of the Liability Ins was approved on May 6th, with the coordination of the WSC and POA chair to signing on line, and seeking treasurer's check to meet the expiration dead line, the total amount of \$2148.10 being split between the organizations.

*Motion to approve a contract with Golden Tree Landscaping for the Arroyo dire clean up for \$3500, plus an extra \$800 for dead chinaberry tree overhanging the edge of the road way was made by the Chair, 2nd by Helen, motion passed June 7th. Worked completed on June 10th.

Directors Reports:

Chair Report: Have 3 work orders in with Wilco for road work/ tree trimming. One an emergency for High Gabriel Dr. with over hanging broken branches over roadway. Mentioned there are no rules on POA board member attendance but TX property code they could be removed by the same people that voted for them. Handed out Roberts Rules and asked the directors to familiarize themselves with them. D&O Insurance covers ACC Members.

Vice-Chairman Report: Speed limit signs are now posted on all street in the subdivision. Trash/recycling-continuing to push Al Clawson to get the service, and still not getting a response. Chris will seek other companies for service.

Chris also presented a Governance-analyzed job duties, deeds, and bylaws, we need a plan to evaluate solutions.

1) What do we need the software to support, 2) can it make our lives easier. Chris will be sending out the spreadsheet with links to review and give a recommendation by the next meeting.

Secretarial Report: Ginny-proposed that the POA draft delinquent letters (not just the bill) to property owners. The Commercial property owner located on the North side of Green Valley and 183 contacted CTRMA and the POA, felt Wall had not been communicated. The current lease holder is considering options. Letters from a property owner wanting the POA to communicate to owners regarding TCEQ and the sewage issues in the river. KVUE already has posted much information on the situation.

Aleta has 3 issues with the roadway, 1. silt going into the river, large amounts of dirt, potential flooded properties 2) trucks/cars driving on the river 3) Can't cross the road on foot without a stop light. Since all issues except the foot path had previously been discussed with WILCO, (cars in river) CTRMA regarding their silt processing and TXDot, the chair did not feel there was any more to be done on the POA part. There is also the issue of Leander having incorporated parts of the subdivision on the East side as Leander City Limits. Accessing the Nature Trail and Dinosaur Tracks "walking up the river", not a good choice as it is private and you need to access via public access and stay in the water. Bobbi reported that Last week (June 6th) the 3rd delinquent letter was mailed out to 29 homeowners for approximately \$8,000.

Treasurer's Report: Receipt of \$200 mowing bill for the lot 19 and office tract from Texas Water: -Helen made motion to pay, Ginny 2nd, motion passed 5-0-0- Helen made motion to reimburse Ginny \$119 for HOA Leader and \$22.21 for May PEC, Bobbi 2nd, motion passed 5-0-0. Bobbi presented receipt for Postage \$23.20 for delinquency bill processing. Helen made motion to reimburse, Darla 2nd, motion passed 5-0-0.

Board Member/Committee Reports:

a. Resale Certificate/Visitor Requests: Darla

One (1) resale certificate was requested -W1 lot 49 which was split from W1-48 as a combined lot for tax purposes. No visitor requests

b. ACC Report: No activity since March

BUSINESS SESSION:

Unfinished Business: Treasurer reimbursement of fees, reported bank balance

New Business from Board Members: Renewal of Mowing Contract- Ginny made motion to Increase the mowing contract from \$75 acre to \$100 acre. Helen 2nd, motion passed 5-0-0,

Adjourn: 9:31 PM

Approved: July 13th as published