

High Gabriel Estates Property Owners Assn. Inc.

**Board of Directors Annual Meeting**

Leander First Baptist Church, Gymnasium

10000 RM 2243, Leander, TX

March 29, 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)

**Board Members Absent:** Misty Baker (S#1) Veronica Hoffpauir (Admin Asst S-#7)

Quorum established – 17 present, 5 proxies, several spouses

Call to order at 3:43 P.M.

Minutes: Dispensed with reading of 2024 Annual Meeting Minutes, having been posted on the web site for the past year.

**Chairman's Report:** Jeff explained board facing serious challenges with 4 members not returning. Read agenda speaking script. Without a full board the POA cannot function effectively.

Financial Struggles – The annual \$36 fee has remained unchanged since the 1980s, despite rising costs.

\*Payment plans and fee schedules do exist working with delinquent owners-need more financial plans, fees and fines and the legal support to adopt with board staffing to maintain. PayHOA has the tools.

\*Bylaw & Deed Restriction Update -State and Federal regulations change -but requires time, legal assistance and property owner votes.

\*Risk of Dissolution- if we cannot fill board positions, consideration of dissolving the POA or hiring a management company – both with financial impact on property owners, property values decreasing and the cohesiveness of the intended organization would be lost.

**Vice Chair Report:** vacant

**Secretary's Report:** Our community is 52 years old, and members assume multiple duties and can get burned out

Added details to Jeff's itemized list of challenge/efforts. Quoted "Ask not what your POA can do for you, but what can you do for your POA", a former president's words in regard to country needing help. Board members are covered with D&O insurance at a cost of \$1600 a year. Two management companies were contacted and estimates given with the least a \$100 a year increase to each of the 188 property owners.

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

Virginia, as acting Treasurer, gave a summary of the 2024 Financial Status, from data input into the PayHOA financial application. Including a balance sheet and detailed expenses. The D&O insurance impacting the bottom line, with the delinquencies outstanding of \$9700. Search for

the D&O ins. Was intense, numerous and frustrating but with financial review finished was finalized, after being rejected.  
Certificate of Amendment to the State still outstanding, required for bank changes and signatures.

### **Director's / Committee Reports**

1. Nature Trail: Darla, gave report of two events scheduled for the Nature following the new procedures, however, the threat of inclement weather both were cancelled.
2. Resale Certificates: *Darla* Reported 5 processed for the year with fees totaling \$500, and collection of owners non payments of one fee. Total RS Account is \$6,391.00
3. ACC (Architectural Control Committee) Report of one request in 2024.\_

### **Business Session**

**Nominations of 5 board members**: 4, 2-year seats, and 1 year -retiring seat.

Joe Silver volunteered for the 1-year seat, #6, Christine Crownover volunteered for a 2-year seat #1.

The seat numbers are only to identify in which year up for renewal, odd or even.

Discussion of voting by proxy, and quorum questions arose in regard to the Organization Meeting to elect officers on Monday March 31<sup>st</sup>, 6:30 P.M. Leander First Baptist Church.

Adjourned: 4:42 P.M.

Virginia Partain, Secretary \_\_\_\_\_ Date approved 4-14-25