



High Gabriel Estates Property Owners Assn. Inc.
BODs Regularly Scheduled Monthly Meeting
First Baptist Church, Family Life Center
10000 RM 2243, Leander, TX
October 13, 2025

Open Forum: New Business from Guests (Non-Membership): None / Start Time: 8:05pm
Residents/Members in Attendance: Jennifer Wise, Jereme Wise, Luther Lucko, Scott Childress, Snoop Dog (Don Mohler), Helen Trahan, Todd Vernor, Roxanne Vernor, Bobby Bagwell, Tracy Bagwell, and Albert Hoffpaur

New Business from HGEPOA Membership: Two Items from Albert Hoffpaur and Don Mohler

1. Albert Hoffpaur's response to 9/3/25 email from mailer@payhoa.com: He questioned the Board hiring a management company and an increase in the membership fees due to the Deed Restrictions stating the fees are limited to \$3. Monica agreed it is in the restrictions that the membership fees are limited to \$3 per month and therefore will not increase unless voted upon in favor of an increase by the majority of members. It was determined by the Board that a management company will not be hired to replace the volunteer POA for this neighborhood due to the expense.
He then suggested dissolving the POA because he didn't want anyone telling him what to do with his land and he even felt that the \$3/month was too high a fee. It was pointed out that perhaps he had no idea of what benefits he and others have received from Board actions.
During this discussion, another resident asked for a definition of an ETJ. Joe explained that an ETJ (Extraterritorial Jurisdiction) refers to unincorporated land adjacent to a city's boundary in which the city can enforce regulations, like zoning and subdivision rules, even though the land is not part of the city. This designation makes our neighborhood vulnerable to higher expenses imposed by Leander. Additionally, Albert asked about the Bylaws that were revised on January 20, 2023 and what was changed -- there should not have been any changes due to voting not being cast and approved by 51% of homeowners. Helen explained the bylaws were combined into one set for clarity several years ago.
2. Don Mohler asked what the cost is to dissolve the POA. Monica informed Don and Albert that last year in November a consultation fee was approved to hire an attorney to find out what the cost would be to dissolve the POA. Ginny did not pay a consult fee but stated it would be approximately \$30,000-\$40,000 to dissolve the POA at that time. Don asked the Board to find out what the current cost would be for dissolution. A survey was also suggested to find out what the property owners prefer to do.
The Board of Directors was notified by Don that a developer visited the water board mtg in regards to a proposed wedding venue on Signal Hill behind the water towers. Many members are concerned about the traffic increasing, noise level, resources, etc... Albert thought we might be able to negotiate with the new owner if they wanted to purchase our water. Joe is going to find out more information on the proposed project next to our neighborhood.
The POA Chairman asked to conclude the above discussion at 8:57pm so that the business meeting could begin.



POA Open Board Meeting

Board Members Present: Joe Silver (Chairman and Treasurer, S#4), Darla Engh (Resale Certificates, S-#3) and Monica Rolan Burrage (Parliamentarian, S-#2)

Board Members Absent: None, but 4 positions/seats are vacant

Quorum established - 3 present

Call to order was at 8:57 pm

Minutes: The 9/28/25 Minutes were completed via email, awaiting review and approval.

Officer's Reports

Chairman's Report: Joe

Vice Chair's Report: vacant

Secretary's Report: Position is still vacant.

Treasurer's Report: Joe reported that one expense was incurred - D&O insurance in the amount of \$1628 which was paid by Joe. Monica made a motion to reimburse Joe \$1628, Darla seconded the motion, passed 3-0-0.

Director's / Committee Reports

1. Nature Trail: No new requests, but the September 27, 2025 visit had 38 guests by Balcones Canyon Lands Naturalists who carpooled. The Board voted to increase the amount of participants via a 9/24/25 email. They were met and escorted by Darla.
2. Resale Certificates: None processed, questions about the Whipporwill refund via Ginny and the PayHOA records are ongoing. Plus the new rates associated with this process are waiting for our POA documents – which will be filed with the County and then TREC.
3. ACC (Architectural Control Committee): : Don Mohler reported there was a project approved on South Gabriel Drive.

Business Session

Unfinished and General Business Items:

1. Bank Account: The PNC Bank stated they would need the updated certificate from Secretary of State to reflect the changes in the HGEPOA Board.
2. PayHOA contact is Jared Hancock - have not been able to connect to gain access to PayHOA website, including the email address list.
3. PO Box: The Leander Post Office was provided a picture, and the agent stated a shipping container with a walk in door and one window on each side of the door (for a total of 2 windows) would satisfy the Post Office requirement for a permanent structure and they would be able to deliver mail to a mailbox on Lot 19 / 106 Skyview



4. IRS Status: the HGEPOA is now a 501 non-profit organization.
5. Arroya Park: Texas Oak status for grants still pending
6. Board of Directors "welcome package" is in the formation stage.
7. LegalShield is an attorney service with business plans ranging from \$49 to \$169 monthly. Monica spoke with them and was informed of all of the benefits (listed on their website). If you sign up on the website, it takes 24-48 hours to be effective. If you call, membership is effective immediately.
8. Tetra Tech has an October 31 deadline to have documentation completed and submitted by the property owner to clean debris along the San Gabriel from the July 4 flooding. Several calls / attempts were made to Austin Johns by Joe.

New Business:

1. Green Valley trees overcasting onto the road - Monica called the Department of Infrastructure at (512) 943-3330, Option 3 to submit a work order. Any citizen can contact them regarding county road hazards, road maintenance, potholes, trees, etc... to request a work order. They can also be contacted via email at roadadmin@wilcotx.gov.
 2. PEC light on Signal Hill - Monica contacted PEC inquiring about this light. If this light remains on residents' bill, it is \$20 monthly due to the resident having an existing account. If the light is billed to the POA, it would cost \$37.50 for the connection fee + \$20 for the light due to the wattage. Monica questioned if this light will still be necessary due to ambient lighting from 183A; Darla stated it is at this time.
 3. Tetra Tech, a company hired by the state to clean debris from the San Gabriel River, must have completed documentation submitted by October 31, 2025 by the property owner
 4. WSC to pay for meeting room due to POA bank account pending
- There being no other business, the Chair adjourned the meeting at 9:45 pm.
Minutes approved November 21, 2025 via email
MRB