



High Gabriel Estates Property Owners Association Inc.

Board of Directors Monthly Meeting

Date: November 10, 2025

Scheduled Time: 7:30pm, following the WSC meeting

POA Open Forum Start Time: 7:44pm

Membership Present:

Don Mohler, April Berry, Helen Trahan, Gail Mohler, Roy Berry, Randy Bila, Ginny Partain, James Benefield, Aron Kloesel, Rosalyn Haug, Luther Lucko, Whitney Moore

Board Members Present:

Joe Silver (Chair, Treasurer, S#4)

Darla Engh (Resale Certificates, S-#3)

Monica Burrage (Parliamentarian, S-#2)

Board Members Absent: None

Quorum established- 3 present

Open Forum:

Bobby Bagwell informed the board he has not been receiving the meeting agenda via PayHOA.. Joe is going to find out if an email test can be conducted via PayHOA.



Don asked for contact information to request a deceleration lane on 183. Monica provided the information - communications@ctrma.org or info@ctrma.org

Ginny addressed the proposed wedding venue stating the developer wants to build a road for the venue on a sanitary easement for the water wells. Deed restrictions state with a 50' wide easement so it may not be possible due to deed restrictions

Don requested Joe contact Cynthia Long's office to address the wedding venue and stated he sent letters, at his expense.

Helen requested residents on S. Gabriel support residents on the West side regarding the objection to the wedding venue. Helen alleges all West side residents object to the wedding venue.

Joe stated he did contact the fire marshall and he stated the roads are not sufficient - two ingress/egress areas to access the venue is required.

Ginny addressed the board transitioning and that multiple board members have been replaced and passed out documents regarding board member duties - who reported to who and "governance responsibilities"

Ginny stated the post office box keys are in her name at the post office and she is responsible for them. Ginny stated she can not pass them to someone else unless someone goes to the post officer with her to transfer them.

Ginny stated she does have passwords to the email accounts except for one.

During the October meeting, Albert suggested dissolving the POA. Don suggested getting an updated cost. Monica contacted J. Patrick Sutton who declined to represent, Turner Ford Gassaway declined to represent, Colin Newberry recommended Cagle Pugh, Cagle Pugh did not return the call. Connie Heyer of Neiman & Heyer stated they would represent and the POA would be required to first sell all of the parkland and liquidate all assets, there would be a \$2500 retainer fee and no estimated cost to dissolve. They recommended not dissolving the POA, especially with the city growing into our area.

Don volunteered to revise the ACC request form due to no place for essential information. He is going to submit it to the board once completed.

Helen volunteered notary services for the board if the need arises.

Don requested the annual meeting be conducted in January. Monica informed Don it would be held in January or February, in accordance with the bylaws.



Minutes: the monthly minutes were available via email and printed

Chairman's Report: N/A

Vice Chair Report: Vacant

Secretary's Report: Vacant

Treasurer's Report: Joe did provide a report.

Director's / Committee Reports:

1. *Nature Trail*: No new requests
2. *Resale Certificates*: None processed
3. *ACC (Architectural Control Committee)*: Don Mohler reported there was a garage project approved on South Gabriel and a driveway, which was not required to be submitted, but was approved.

Business Session Unfinished and General Business Items:

1. Don and Helen asked about the Green Valley trees overcasting onto the road. On October 8, 2025 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. Don requested the POA follow up monthly until it is completed.
2. Rosalyn Haug and Don Mohler inquired about the shipping container. Monica explained due to deed restrictions, the idea of placing a shipping container at 106 Skyview was aborted.
4. Joe is looking into many services we are already paying PayHOA for, but currently not utilizing

New Business:

1. Bids for mowing the park areas, trying to cut costs



2. Ginny requested to be reimbursed \$90.99. Joe made a motion, Darla second. Passed 3-0-0. PEC light on Signal Hill - Monica previously 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
3. Tetra Tech, a company hired by the state to clean debris from the San Gabriel River, requested current documentation and an authorized signature be submitted by November 14, 2025. Due to not having a secretary, the Secretary of State certificate has not been changed. Therefore, Ginny is still the authorized signature. Joe requested Ginny to sign authorizing clean up and she agreed,
4. POA paid for two months for the meeting room due to WSC previously paying for two months
5. The restaurant on Green Valley is on two Commercial lots.
6. April Berry volunteered to be a board member.
7. Joe motioned for Darla and Monica to share secretary responsibilities. Ginny said it was not on the agenda so the board could not vote on this issue.

The Chair adjourned the meeting at 8:50 pm.

Minutes approved via email on November 21, 2025

MRB