

2014 Annual Meeting
North Bethany Lake Estates HOA
March 4, 2014

Present: Brian Webster – President
Stan Starks – Secretary
Mayank Patel - Treasurer
Heather Young – Community Liaison
Robby Webster – ACC Chair

Our Board meeting began with a welcome from Brian at 7:15pm. Brian introduced the HOA Board members and welcomed the residents in attendance. Brian briefly discussed our meeting agenda. A motion was made to accept the meeting minutes from last year's meeting. This motion was seconded and approved without the minutes being read.

General Board Meeting

Brian provided a review of 2013 in lieu of individual Officer's Reports.

Irrigation System Upgrades: The upgrade to the system which installed extra heads and drip lines were the biggest accomplishment of 2013. The new system should provide better coverage and more efficient water use. Surprisingly the water bill soared last fall for no apparent reason. Even with the system turned off, our bills were still high, pointing to a leak somewhere. In December, an effort was mounted to try to locate the point of the leak without success. In January, the contractor who put in the improvements was asked to come back out and inspect the system for a leak. No leaks were found with any of the improvements. The City was then contacted and they gladly came out and proved that their irrigation lines on Bethany were properly connected.

There is a main line that rings the pond at a depth of 2-3 feet and is fed directly from the water meter. The improvement work did not make any changes to this main line. With no leaks found in the improvements, it was concluded that the leak must be in the main line, which was installed with the original system many years ago. It would be very expensive to dig up the main line to find the leak, so instead the Board opted to install a system shutoff valve at the water meter. This valve is important to have in any case and will only allow water to flow in the main line at the times the system is actually turned on. This will limit the leak to only a few hours once or twice a week (depending on watering restrictions.) The plan is to monitor the water bills going forward and only if they continue to be excessive will repair of the main line be considered.

Wrought Iron Fence Painting: As part of an effort to beautify the pond the fences of the 5 homeowners facing the pond were repainted.

Trash Cans: Two heavy duty trash cans were added to the pond area in 2012. A third can was added in 2013 to provide easy disposal of trash on the Sonic side of the pond. Our landscaper empties the trash bags as part of his service when he mows.

Movie Night: There was a plan to have a shared Movie Night with the Orchards last fall. However, when the Orchards HOA learned it would cost them approximately \$900, they declined to participate. It was decided that the cost outweighed the benefits to put this on by ourselves, so the plans were cancelled. There is no plan for a Movie Night in 2014.

Wall Repair on FM 2551: The wall was damaged by an unidentified truck. Repair was complicated because the company that built the wall is out of business, as is the company that supplied the brick. A company was found to effect the repair and a reasonable brick match was found. The repair was completed in 2013. Brian mentioned that as we repaired the damaged section, we have also noticed some deterioration of other wall panels. They appear to be separating at the top. There is no simple or cheap fix for this problem and if the deterioration continues, other sections will need to be replaced. For now the plan is simply to monitor the problem. It was mentioned by a homeowner that when it rains hard, water pools along the wall on Lake Texoma Circle. There is no obvious solution to this problem.

National Night Out: We had a very successful outing last October and we plan to continue the event this year. We will once again have ice cream, face painting and a friendly visit from the local police. There was a discussion on city police alerts. The Allen police will text about any significant problems to subscriber's cellphones. It was suggested putting the subscription information on the HOA website to allow members to be better informed of problems.

Covenant Revisions: Stan provided a brief history of the Covenant revisions. The Covenants were updated, simplified, and clarified in 2013. Ballots were distributed door-to-door last summer and were also included with the annual dues invoices along with a one page summary of why members should vote "yes" to all members who had not voted. Members in attendance who had not yet voted were asked to submit ballots and 3 more "yes" votes were cast.

2013 Budget: Mayank presented the overall 2014 budget to the membership. Anticipated income is roughly \$47K, while expenses are projected to be about \$46K. No major capital projects are planned for 2014. Current bank balances are roughly \$46K. A formal motion to approve the budget was seconded and approved.

City Park on Lake Travis: Robby presented an update on the planned park. There was a boundary issue that delayed efforts, but has now been resolved. While the full expense of the park is over \$600K, the city now has partial funding in the amount of about \$350K. They plan to send out notices in May and begin construction around July. Phase 1 will install the planned pavilion and playground.

The retention pond and the jogging trail that will surround it is part of the planned phase 2. There is no critical need for the pond until the Fellowship Church that owns the property immediately to the north of the park moves forward on building their church and associated parking lot, which will generate significant water runoff. Timing for the church construction is currently unknown.

Election of New Board Members: All of the current Board members have volunteered to serve another year. However, the current Board, except Heather Young, were appointed, not elected. There is also an open Board position caused by the departure of Bill Stone. A request was made for a volunteer and John Reed agreed to join the Board. A motion to elect John and the current appointed Board members was made, seconded and approved.

Question & Answer:

John asked about folks leaving trash cans at the end of their driveways on non trash collection days, suggesting it violated a city ordinance. Stan questioned specifics as he and many others leave cans in a spot at the side corner at the end of their driveways, but fully out of the way of the alley. Robby agreed to check with the city on this issue.

A question was asked about a crosswalk on Bethany Drive that was discussed a couple of years ago with the Allen police at the annual meeting. Such a crosswalk would make it easier for walking Chandler students to cross Bethany.. The location would be in the vicinity of Sonic. Unfortunately such a crosswalk is not very feasible and is unlikely to ever be implemented.. The HOA has no real involvement with this.

A motion was made to adjourn the meeting. It was seconded and approved. The meeting was adjourned at 8:14 pm.