

2015 Annual Meeting
North Bethany Lake Estates HOA
March 31, 2015

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

The general meeting began with a welcome from Brian at 7:01pm. Brian introduced the HOA Board members and welcomed the residents in attendance. Brian then briefly described the recent problems with some minor vandalism around the pond and that someone had also spray painted some graffiti on the wall along Angel Parkway. With this as an introduction, Brian introduced Officer Bob from the Allen Police Department Street Crimes unit.

Officer Bob passed out cards with information about how to contact the Allen Police Department and how to provide anonymous tips. He also provided insight into how to report incidents such as the pond vandalism and how important it was to not disturb any evidence such as items tossed into the pond or any dead animals such as the ducks. He also stressed that in addition to tips, private video cameras often proved to be very helpful. After some general discussion, the group thanked him for taking the time to share his knowledge with us.

General Meeting:

To start the formal part of the meeting, 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.

Brian then provided a review of 2014 in lieu of individual Officer's Reports.

Pond Maintenance: The fountains have recently been operating erratically. This was determined to be because someone has been turning the fountains off and on using the emergency kill switches on the control box. Brian has determined that the circuits already have ground fault circuit interrupters (GFCI) so the external switches are unnecessary for safety purposes. The external switches have now been deactivated.

Covenant Revisions: Approval of the revisions required a majority of members to vote for the revisions. A non-vote equates a “No” vote so it has been difficult to get a majority of homeowners to vote. For our 196 home community, a minimum of 99 “Yes” votes were required for approval. Brian announced that after roughly 18 months effort we have now crossed that threshold and the revisions have been approved. He is working with our attorney to get the revised Covenants filed with the county.

2013 Budget: Mayank presented the overall 2015 budget to the membership. We came in under the 2014 budget last year. Income this year is expected to again be about \$47K and expenses are expected to be slightly less than 2014. We currently have approximately \$17K in checking and \$44K in savings. No major capital expenditures are planned for this year. A formal motion to approve the budget was seconded and approved.

City Park on Lake Travis: An update could not be obtained from the city, but one of the members shared that the church has recently sold the property to a developer and that homes are now planned instead of a church. The park is tentatively planned to be completed by this fall, but work has not yet started.

National Night Out: We had a very successful outing last October and we plan to continue the event this year. However, it was suggested that perhaps we should scale back the event as it has become quite expensive and maybe we should consider a second event on a Saturday during the summer. There are of course issues with the heat and other activities going on, but the Board will explore the possibility of having some sort of fun event on a Saturday morning.

Election of New Board Members: Mayank indicated that he may need to start traveling for work and would be unable to continue to be Treasurer. All other Board members agreed to stay on for another year. Nominations were opened to the floor and Terry Berry volunteered to join the Board. Her nomination to the Board was made, seconded and unanimously approved. Mayank will continue to support the HOA website.

Question & Answer:

A discussion ensued over concerns about lack of enforcement of fence and yard maintenance. It was pointed out that while the HOA can and does notify members about problems, the HOA does not have an actual means for enforcement short of actually bringing a lawsuit (at HOA expense) against the homeowner. It would be very expensive (to the HOA) to entertain such suits and the Board believes that it would only make sense to do so in extreme cases. If a problem is severe, it can be reported to the City and they will usually take action. A link to that part of the City website is on the HOA website. It was also pointed out that the Covenants give individual members the right to file their own lawsuit against a homeowner for infractions should they so desire. There was understandably little interest in that option.

It was also questioned why we did not hire a management company to address these problems? It was explained that management companies are very expensive (likely requiring a tripling of annual dues) and they would still not have any real enforcement capability. The Covenants are the guiding document. Throwing additional expense and bureaucracy at the problem would not solve the problem and an HOA Board would still be necessary. The core problem remains that there is very little interest in the HOA.

A motion was made to adjourn the meeting. The motion was seconded and approved. The meeting was adjourned at 8:11 pm.