

2013 Annual Meeting
North Bethany Lake Estates HOA
March 19, 2013

Present: Bill Stone – President
Brian Webster – Vice-President
Stan Starks – Secretary
Heather Leatherwood - Treasurer

Our board meeting began with a welcome from Bill at 7:06pm. Bill introduced the HOA board members and welcomed the residents in attendance. Bill 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

Bill provided a review of 2012 in lieu of individual Officer's Reports.

Movie Night: The previous board had a movie night that had a few glitches, but was well received. We are planning to do this again as a joint effort with the Orchards in September. They have a short connector street (Rainbow Glen) which they can close off for events. Should work out better than the lot on Lake Travis.

Signage: Signs were purchased to be strategically placed to notify members of major HOA events.

Garage Sale: We had a successful sale back in October. Planning the next sale for April 20th to be coordinated with the Orchards. Details will be put on the website.

Trash cans: Two heavy duty trash cans were purchased and placed at the pond. They seem to be working well. Members have suggested acquiring one more can. The Board will look into the feasibility of doing that.

Entry Lights: The lights at the marquee have been repaired and are working again.

Collection Policy: The Board decided that the policy for collection of delinquent dues was too cumbersome and complicated. A new policy was implemented that is much simpler. Two \$25 late fees can be incurred and then no further fees will be assessed after that. The new policy was recorded with the Collin County Clerk's office.

Wrought iron fence painting: As part of the improvements to the pond, the fences of the 5 homeowners whose property backs to the pond were treated and repainted last fall.

Wall Repair on FM 2551: The wall was damaged by an unidentified truck. Repair has been complicated because the company that built the wall is out of business, as is the company that supplied the brick. A company has finally been found that has a viable plan for repair. Repairs are expected to be completed in the next 60-90 days.

Wal-Mart: Placing Italian Cypress bushes along the FM 2551 wall was considered for visual isolation, but there is only a narrow strip of land available and the city would have required the trees to be irrigated, which proved impractical. Wal-Mart was approached multiple times to provide some financial assistance with Travis Park, but remains unresponsive.

Travis Park: The City of Allen has plans to develop a park in the empty lot on Lake Travis. The plans include a retention pond as well as a playground at an estimated cost of \$600K. These plans are currently unfunded. The city is applying for state and federal grants to help with the funding and parks of this nature typically take from 5 to 10 years to get developed. Any outside funding we can get would likely help speed up this process.

Website: We have a new and more capable website that was moved to a new and more responsive host provider.

National Night Out: We had a very successful outing last October and this year's event will be October 1st. We will once again have ice cream and face painting.

Holiday Decorations: Some new basic decorations were purchased for the front entrance. John Reed volunteered that he still had the old decorations. Bill will get with John to reacquire those decorations and put them in storage.

Vendors/Budget: The Board has been reviewing suppliers to hopefully tighten our budget. Pond landscape maintenance is a large expense, but our current provider is less expensive than any competitors that have been identified to date.

2013 Budget: The overall 2013 budget was provided to the membership. Anticipated income is \$45-46K, expenses are projected to be about \$42K. Current bank balances are roughly \$84K.

HOA Comparisons: Bill offered a handout with details of the HOA's on the east side of Allen. North Bethany Lake Estates is the only self-managed HOA of the group. This allows us to have full control while saving many thousands of dollars per year.

A question was asked about delinquent accounts. Seven properties have liens filed against them for dues. Most of the others are expected to eventually become current.

The \$4K annual bill for electricity was questioned by a member. This money is spent on electricity for the fountain pumps and lighting as well as the lights at the entry marquee. The pumps are run not only for aesthetics, they also run to reduce algae.

Election of New Board Members: Since none of the current Board has been in office a full year, all members have chosen to stay. Still, there is a need to fill the open 5th Board position. Heather Young volunteered for that position. Additionally, Robbie Webster volunteered to head the ACC. Both appointments were approved unanimously.

Pond Plans: For years, the pond has been rather neglected. Only the very basics have been maintained. What we have now is mostly weeds, and there are erosion and water coverage problems.

Plans are to begin a complete sprinkler system rework starting mid-April. This will upgrade the current system with new heads to be more water efficient and provide better coverage. At the same time, the system will be expanded from 11 to 16 zones as well as placing conduit for future lights or other capabilities.

Phase Three: Plans are to also level the grounds around the pond and re-sod to address the weed problem. Details on this plan are still being worked and bids will be sought. The hope is to implement this improvement before summer.

A question was asked about using pond water to irrigate the pond landscape. Bill indicated that this had been investigated and was deemed impractical due to the excessive and detailed regulation involved.

Covenant Revisions: The Covenants have been updated, simplified, and clarified. The draft will be put on the website for review and comment beginning March 25th. All comments will be considered in finalizing the document. To approve and enact the changes, we will need a “yes” vote from a majority of current homeowners (i.e. 100). This will be a serious future effort. Everyone needs to vote, as a non-vote is automatically a “no” vote.

Prizes: Drawings were held and 3 lucky attendees won all or a portion of one year’s dues, up to \$240.

Question & Answer:

A question was asked as to the percentage of rental houses in the addition. No exact way of knowing, but Bill estimated 20%.

A question was asked about a house on Caddo Lake that is abandoned most of the time and has a lack of maintenance including fence problems. It was suggested that a complaint be filed with the city ([link on the website](#)) to most effectively address the issues.

A comment from one owner was that he had lived in an addition which used a management company and he was much happier to live in a self managed HOA rather than to deal with an entity with no vested interest.

A question was asked about possible beautification of the entrance on Lake Travis from FM 2551. In reality, we have no land at that entrance, so there is no place for any beds or any other decoration.

A motion was made to adjourn the meeting. It was seconded and approved. The meeting was adjourned at 8:23 pm.