

NANTUCKET PRESERVATION ASSOCIATION

Annual Meeting
Wellborn Community Center
Saturday, February 16, 2008
9:00AM – 12:00 PM

A. Roll call and certification of proxies;

Persons attendance:	61
Absentee ballots:	38
Proxies	2
Votes at meeting:	40
Total votes:	80

B. Proof of Notice of Meeting or Waiver of Notice Confirmed by members present and absentee ballots cast. Quorum present. The meeting was called to order at 9:05 AM.

C. Reading and Disposal of Minutes of Annual Meeting, 2007. President Jeff Milburn called for a motion to approve minutes of the NPA annual meeting of February 10, 2007 posted on the NPA website and distributed at the meeting. Motion was made, seconded and unanimously accepted.

D. Report of Officers

1) President's Report

- a. President Jeff Milburn reported on the clean up following sewer line installation along Nantucket Drive. The City of College Station has not been responsive to phone calls. Attempts to seek resolution will continue.
- b. TxDOT finished the spillway repairs and improvements. NPA has told TxDOT that we could use the piles of broken concrete under the overpass for fill at the spillway. TxDOT will only allow a licensed contractor to move these materials.
- c. Commercial activity. The Board is in the process of reviewing how it interprets commercial activity. A draft set of guidelines was distributed at the meeting for discussion. Please direct questions and opinions to the Board. Draft versions will be posted on the website.

2) Vice President's Report (combined with Communications Committee).

- a. Kasey Lobb reported that the newsletter has been discontinued in favor of the redesigned website. The website will be the main point of reference for NPA news, events and notices. The suggestion was made to implement an e-mail notification system if the website is updated.

3) Treasurer's Report

- a. Jim Maness reported that return on our CD's have been improved by a sweep account for interest.
- b. We are over our budget this year in two categories, CPA and legal. The former was to catch NPA up on our state tax returns. The latter was to deal with a number of enforcement matters. The budget for next year contains slightly increased legal expenses.

- c. The proposed budget for next year was presented. A motion for approval was made, seconded and the motion approved unanimously.
- d. There was a question from the floor concerning the large expense for mowing. The mowing was felt to be incomplete in some areas and perhaps not sufficiently frequent. The management company (Brazosland Properties – Hank McQuaide) asked that problems be brought to their attention. The mowing is competitively bid annually (?).
- e. There was a question from the floor concerning the management company expense. Hank McQuaide discussed their role as office staff to the Board.

E. Report of Committees

1) Lake and Park Committee

- a. Gerald Atmar (2007 Chair) reported that fishing in the lake is good. Trees planted under the direction of Karen Weir are doing well. The fishing platform is doing well and in good repair through the efforts of the committee. Vegetation at the lake end of the spillway has been removed by Sonny Warren.
- b. Bob Cortiaus is the new Chair for 2008
- c. Ward Wells suggested that the dock is in need of repair and the inlet is silting up. Others have sighted beaver and nutria. Further attempts will be made to trap beaver.
- d. Jeff Milburn proposed that ‘this committee plan improvements to the dam and spillway including costs, phases, time, development, etc. and to present this to the Board in a timely manner of 9 months and upon approval, given permission to implement the improvements.’ Gerald Atmar so moved, Bill Harris seconded and the motion carried unanimously.
- e. There was a question about the sewer plant. There has been no action by the City to remove it although that seems to be their eventual goal.

2) Social Committee – no report

3) Strategic Development Task Force

- a. Jeff Milburn discussed refocusing this task force to look at just the entry points of the Development. Specifically, he proposed that the group to develop ‘a plan to improve entry points to Nantucket including costs, phases, time, development, etc. and to present this plan to the Board in a timely manner of 6 months and upon approval, given permission to implement the improvements.’
- b. Dave Wiltschko volunteered to call the initial meeting of this group at which time officers will be chosen and a plan will be developed.
- c. The City of College Station may have matching funds.
- d. TxDOT may have funds for trees for noise abatement.

4) Annexation/Legal

- a. Nantucket as of 2/16/2008 is not on the annexation list. The City would have to give us 3 year notice to annex.
- b. The next phase of annexation purportedly will not take place until the comprehensive plan is in place.
- c. There was a question about the status of septic systems under annexation. Jeff Milburn reported that the City will not force you to move to city sewer service.

- 5) Communication (see VP report, above)
- 6) Landscape and Maintenance
 - a. Karen Weir reported that tree planting is proceeding well.
 - b. If members have suggestions for trees, please forward to her. Beaver protection is in progress. The budget is sufficient.
- 7) Architectural Control Committee
 - a. Dan Daniels introduced members present: Penny Holmes, Scott Sigle, Shane Phelps
 - b. Last year the ACC:
 - stepped up awareness of deed restrictions
 - providing every resident of Nantucket a copy of the restrictions covering their specific home and lot
 - we introduced fencing and signage guidelines
 - reviewed our complaint process and procedures and posted same on the Nantucket web site
 - we have had over 20 requests for plan approval.
 - c. As we begin to plan our spring projects of landscaping, home renovation, driveways and others please submit your plans to ACC for review approval.
 - d. The ACC is awaiting word from the Board on recommendations regarding several continuing deed restriction issues. This project will continue into 2008 and we look forward to working with the new board on these and other issues.

F. Unfinished Business

- 1) Motor bikes on easement. Members are urged to call the Sheriff (361-3888). Also, the area should be posted with no-trespassing signs. Take pictures as proof.
- 2) Speeding of motorists from Indian Lakes. The Board will contact the homeowner's association.
- 3) Metal fence at the entrance. There was a discussion of the status of the metal fence that Ms Phyllis Hobson has erected on the back of lots abutting Nantucket Drive in the South Hampton subdivision. After a spirited discussion of esthetics, a non-binding straw vote was taken to gauge the sense of those present.
 - a. Option 1: Leave the fence but insist on the 40 foot green belt buffer between Nantucket Drive and each house. – **10** votes
 - b. Option 2: Remove the fence entirely and allow property owners to do as they wish on their house side of the 40 ft buffer. – **40** votes
 - c. Option 3: Move fence in to the 40 foot mark from Nantucket Drive and add more greenery in the buffer area. – **3** votes.

G. Certification of Electorate and Election of Directors (3 positions)

- 1) Candidate presentations were made by Glen Carter, Kasey Lobb, Harvey Schulz and Kristie Vick. A short break was taken while votes were collected, including absentee and proxy.
- 2) All votes were certified against the membership roster and counted.
- 3) The new board members are Glen Carter, Harvey Schulz and Kristie Vick.

H. Questions of the Management Group

- 1) There were no additional questions.
- 2) Please call if there are any maintenance problems in the subdivision

I. New Business

- 1) Jeff Milburn suggested that NPA needs to be proactive on planning for eventual annexation by developing a long-range plan to preserve sewer capacity and improvements for each phase of Nantucket coordinated with the City of College Station and to include timing, method and funding.
- 2) Action??

J. Adjourn

- 1) The meeting was adjourned at 12:10 PM