

Nantucket Preservation Association Annual Meeting

Wellborn Community Center

Saturday, February 28, 2009

9:00 a.m.

1. Roll call and certification of proxies
 - 35 families present
 - 10 proxies
 - 45 total
2. Proof of Notice of Meeting. Confirmed by members present and absentee ballots cast. Quorum present.
3. Reading of and Disposal of Minutes of Annual Meeting held February 16, 2008.
 - Bill Harris made a motion to approve minutes and Ward Wells seconded.
 - Unanimously accepted.
4. Certification of Electorate and Election of Directors. Ward made the motion, Harvey seconded. Approved.
5. Report of Officers
 - A. President's report
 - Jim gave thanks to all committees and said the board had been very busy this year. Board has worked on covenants—working on policy statements. For example we have instituted a policy statement on bids. We have worked on policy interpretation such as commercial business. We will probably continue policy statements. We want to put “order and transparency” in all we do. One issue to address is the use of off-road vehicles. It is a Sheriff's Department issue and homeowner's should call them. There is an expansion of the website, so that there can be more transparency.
 - B. Vice-President's report—Dave will wait for individual committees to report
 - C. Secretary's report—No Report
 - D. Treasurer's report—Harvey—It's been a good year, and although we had some unexpected expenses, we still came within budget. Michael Kickarillo asked what banking institution we use—First National Bank. Fences will be a big expense coming up. We have approximately \$90,000 in cash.
6. Report of Committees.
 - A. Architectural Control—Dan Daniels
 - This year approved 14 projects, 10 additions and 4 new builds. The ACC continues to receive complaints about lack of enforcement of restrictions. Overall we have ambiguity in our language. We want Culley Lipsey to review restrictions and covenants and provide comments on the ambiguity in our language between phases. We need to add “teeth.” Dan Daniels

made the motion to ask Lipsey for this advice. Bill Harris seconded the motion. Ken Tripp asked about commercial activities on Sea Mist. Hank believes 2 letters have been sent twice. Jim says we are moving forward. The commercial policy has been filed at the courthouse. Penny Holmes discussed complaint forms or forms of non-compliance that are available on the website. Continue due-diligence if you have made a complaint and nothing has been done. Repeat it again. There's a fine line between enforcement and "policing."

Discussion followed:

Paul Morris had question: "Is there a cost associated with this motion to hire Culley?"

There is no expense amount yet because we haven't hired him.

Karen Weir question—Why don't we have a sign that instructs no thru traffic or a weight limit. Paul Wolfe wants speed limit sign.

John Pitts asked about the language of the motion.

Ward Wells wants the words "to resolve the ambiguity" added to motion.

King asked about signs about solicitors. Can we put them in our yards? Scott Sigle commented. There are sign guidelines in place—"See me for interpretation."

Joe Holmes—suggested change in wording and Dan Daniels withdrew motion and reworded using Joe's suggestion. "Move that the Board request Culley Lipsey to review existing covenants and recommend methods to resolve ambiguities between phases and provide guidelines on how to enforce the covenants." All in favor.

B. Social—Janie Harris

Committee hosted a chili cookout. If you want to participate in the Spring activity, email. Felicita Longenecker coordinates Ladies' Luncheon. Janie wants to know if we want to change some of activities. She wants a new chairman. This committee needs members.

Dan Daniels suggests keeping chili fest going. Harvey Schultz said that many think we need to change the time for activities in the fall.

C. Communication—Jim Maness

This year we joined the Association of Neighborhoods. We have an IT person to address our website—Becky Jacobson from Agnitek. Will post all the minutes, contact forms and events on calendar.

Jim wants “total transparency.”

D. Lake and Park—Dave reported

Nutria problems are “bad news” to dams. Lake looks murky—maybe algae? The health of the lake needs to be looked at. In the park there is a new sign coming. Please sign up for this committee.

Penny Holmes wants to know about the damaged sign. We have new ones coming. Karen Weir discussed tree replacement. Replacing trees on hold until drought is over.

Ward Wells—perplexed about \$500. Didn’t go far enough. He doesn’t want to wait to plant. Do we need more money?

E. Front Entrance Committee—Becky Daniels reported.

Suanne Pledger is ill. The committee worked with the “design/build premise.” They would remove pilings. They were given a budget of \$30,000. Texas Landscape Company will do all the paperwork with the City of College Station. They hope to start in May. They’ll be using a lot of native plants. The sign will be on the left. Demolition will start soon. Irrigation will be re-worked. Michael Kickarillo wants to know if \$30,000 will come out of the \$90,000? Yes.

John Pitts asked about commercial property at the front. Penny Holmes wants to commend Glen Carter for restricting some of the activity. Ward Wells says to “be on the lookout.”

Bill Harris wants to say he appreciates the committee and their work.

Chad Cox wants status on sewage. Plant is for sale—the equipment, not the land.

7. Unfinished Business

A. Report on trash by Kristie Vick. We have a trash problem. Please pick up trash as you see it. Get license #'s of the offenders and report to sheriff or DOT. Check out “Keep Brazos Beautiful” website for other information.

Bill Harris: Board should bring in a roll-in trash container for trash and other materials.

Jim Maness: Have A&M students to pick up

Karen Weir: Take advantage of the “Big Event” on March 28. Call and ask to see if we can be added.

Additional recreational facilities:

Kristie—The Park should be a gathering point. Indian Lakes has a pool and clubhouse at lake. Emerald Forest has a pool and playground. What other amenities do we want? Canoes? Swings? Other play equipment? Pavilion? Will increase value of lots.

8. New Business—Fences—report by Harvey Schultz. 14,800 feet of white fencing has been repaired and repainted every three years. The first bid to repair and repaint was \$40,000. Feels that we can find one for \$25,000. The price will continue increasing. We would like to look at other options.

Question: What do the homeowners want?

Dan Daniels: Much of our fence is wasted.

Margaret Norris: Too much of a continual expense. Feels that all or most of the fencing should come down.

Bill Harris: Wants to consider the removal of current fencing but replaced with something that matches the new front entrance.

Ward Wells: Need neighborhood identity. Continuous development will undermine our image. We are sensitive to our value and the image of entire neighborhood.

Dan Daniels: Takes issue with Arrington Road maintenance.

Karen Weir suggests forming Strategic Planning Committee.

Michael Kickarillo—architecturally suggests tying in markers with FEC’s new entrance. Obelisks or some other element.

Ward wants a visual statement. Recommends that the Board charge the Strategic Committee to present something to members at next annual meeting.

Joe Holmes - motion that the board abstain from major investment on maintaining current fence. Only emergency work allowed. Ward seconds. Approved

Gary Spence wants a work day.

Ward makes a motion to move forward to look at alternative to wooden fences consistent with front entrance. Penny Holmes seconds. Approved.

Hank McQuaid—small budget to kill mildew (a holding pattern). We have some materials for repair.

We need to minimally maintain.

Michael Kickarillo wants additional wording on TXDOT's signs to indicate where Nantucket Drive is. We need to call TXDOT. Coming from the south is the problem.

10. Adjourn --Ward moved to adjourn.
Scott Sigle seconded. Approved