

**NANTUCKET PRESERVATION ASSOCIATION
BOARD OF DIRECTORS MEETING
April 8, 2003
1207 Mariners Cove**

(Unofficial version of minutes edited to remove reference to individuals, in some instances.
Home owners can obtain official minutes by written request to the Secretary)

PRESENT: Bill Harris, Karen Weir, Penny Holmes. Guests: Hank McQuaide

Meeting called to order: 6:15 p.m.

- A) Roll call and certifying proxies:** Record presence. Gerald Atmar not present due to illness. Ward Wells not present. Bill asked Penny to take minutes of the meeting in Ward Wells' absence.
- B) Proof of notice of meeting or waiver of notice:** Confirmed by presence.
- C) Minutes:** Bill declared the minutes be approved as presented to board via email. Karen seconded the motion. The motion passed.
- D) Report of Officers:**

President

Bill phoned Dave Reed (the webmaster of the Nantucket Homepage), per the Nantucket Logo and status on the online voting. Dave reported that there had been 19 votes at the homeowners meeting: 7 for the sailboat image, and 6 each for the crane and the duck images. Online, he had received 5 votes: 1 each for the crane, the duck, and the colored version of the duck, and 2 votes for the colored version of the crane. Bill stated that the Board will vote on these logos at the next Board meeting. Per the scanning of the bylaws and covenants to be placed on the website, Dave reported that he has scanned the bylaws and the article of incorporation. These have both been placed on the website. The restrictions for each phase will also be done. Hank stated that he would get an electronic version, or the best copy he could get of the restrictions, to Dave. Dave will continue to work on these and get them into a format that will be readable and searchable for the website.

V. President

Penny reported that work on an updated Nantucket Phone Directory was near completion. Bill requested that email address also be incorporated into the list. Penny stated that she will add this to the directory. These will be distributed at the next Nantucket Ladies Luncheon. Penny will also email a copy to all Board members and Hank also. Penny also stated that she and Karen Weir and another homeowner, Patricia Chalupsky, had attended a seminar presented by College Station for homeowner associations that dealt with emergency preparedness. Karen stated that there was interesting and important information

available at this meeting and that she and Penny would try to disseminate the information to other homeowners.

Secretary No Report.

Asst. Secretary No Report

Treasurer No Report

Asst. Treasurer

Karen stated the need to develop a system of having block contacts-someone who would contact 8-10 of their neighbors. This would facilitate contact on items-such as the proposed roads that would affect Nantucket, planned events for the neighborhood, and for emergencies. Karen will try to find people who will agree to be the block contacts throughout Nantucket.

E.) Report of Committees:

A.C.C. - Bill discussed the changes to the committee and stated that a new chair will be selected at the next meeting of the committee.

Park/Lake Committee - No Report

Annexation Committee - Penny stated that this will be discussed later under New Business.

Social Committee - Karen stated that the committee will be meeting to discuss new chair for the committee. She also mentioned that there is still a 4th of July Parade planned for Nantucket. There will be more information on this at a later time.

Maintenance Committee - No Report

Communication Committee - Penny Stated that she will be in contact with Dave Reed and maintain contact about any problems or needs with the website.

F.) Election of Officers: N/A

G.) Unfinished Business:

Work on Dam-topsoil work. Hank stated that the man who was to do the shredding and mowing on the dam had said that he would be doing this soon. Hank stated that he had gotten bids of \$9,000, \$7,000 and \$6000.00 to move the topsoil and spread it over the cap of the dam. Hank thinks these are too high and requested time to seek out more bids. Karen mentioned that we had a homeowner in Nantucket who worked with large equipment and she would ask them if they would like to bid on this work.

Signs for Nantucket: Hank stated that he was unsure of what the Board wanted to do on

this matter. Bill stated that the primary reason was to distinguish Nantucket from the South Hampton Subdivision. Karen made motion to veto the signs and any purchase of such. Penny seconded this motion. Motion passed. Hank was authorized to repair the wooden Nantucket sign in the center island-this would entail replacing wood on the top of the sign that is rotten and repainting it. Amount of \$300.00 to repair and paint was the prior approved amount.

Logo for Nantucket: discussed under Report of Officers-President Report.

Scanning of Documents for Website: discussed under Report of Officers-President Report.

H.) New Business:

Committee memberships: Bill asked all Board members to contact the chairs of the committees which they represent. Bill stated the need to get the committee members set and chair chosen. Each Board member is to email the list of members and chair to Board and a copy to Dave Reed to post on the website. Bill stated that he wanted a complete list of the new committee members and chairs at the next Board meeting.

Speed limit and street signs: Hank stated that he felt the Board should send a formal letter to County Engineer and Judge about our requests for Speed limit signs (speed limit of 35mph). He stated that we should point out to the County Engineer that NPA mows and cuts the ROW- so in return we request street signs and speed signs. Hank will check again with Randy Sims (County Judge) and see if he can get action. If this fails, Hank will draft a letter and send it to Bill to check.

Management Report: Hank presented reports. See attached sheets.

Bill stated that more mulch was needed in the center island at entrance. Hank stated he would take care of this. Hank discussed the financial report on the expenses on painting. While \$1000.00 is shown on the report, there is actually \$2000.00 for this year. The reason that the amount is less is due to a bill that was from last year but was not posted till January. Hank discussed the mowing schedule. Hank stated that he will make sure that the park is mowed the week prior to Easter. Hank also discussed delinquent homeowners. They will incur the cost of the lawyer—the charge for lawyer service in sending out letters to the homeowners stating that legal action will proceed. There were 16 homeowners who are late with payment. They have received 2 letters from Hank-Brazosland about this. The next step will be to have the lawyer send a letter. And any cost from this will be added to the fees owed by the homeowner.

Business at entrance of Nantucket: Bill discussed the 2 businesses that are located near the entrance to Nantucket on Nantucket Drive. These are owned by homeowners Phelps and Sykes, and are unsightly. There are portable buildings there. Penny stated that she had received several complaints about these buildings. Bill and Hank had discussed these with Phyllis Hobson several weeks prior. Bill stated that these areas have been annexed into College Station and that they are not in any phase and has no restrictions. Bill stated that he was informed that there was a City ordinance about living in a place of business, and

each of these homeowners were living in each of their businesses. Phyllis had spoke with them about these things, but there has been no change. Hank will check into the City ordinances and find out what the city code is on this area. Bill and Hank will visit with each of these two owners and discuss possible solutions.

South College Station Thoroughfare plan: Penny discussed that NPA was getting some organization. Several homeowners had been of great help. People had been asked to help call all homeowners to notify them of the upcoming meeting (April 10, 2003 at 7 pm) with City Council of College Station, and that the City Planners were intending to recommend the original plan to the Council (they would present the one that Planning and Zoning amended and approved as well, but would not be recommending it). Other homeowners were creating visual presentations to make to the city. Penny and Karen stated that they would plan on attending the Workshop meeting held by the Council and other city officials on Thursday, April 10, 2003 at 3 pm. Bill, Karen and Penny each discussed what they planned to present to the Council. They also discussed the content of the letter from NPA that will be sent out to each of the council members.

Meeting adjourned: 8:45 p.m.

Respectfully submitted:

Penny Holmes, Vice-President