

Minutes
Board of Director's Meeting
Nantucket Preservation Association, Inc.
August 27, 2001

(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: Gerald Atmar, Bill Harris, Penny Holmes, David Reed, and Pam Rosynek.

Meeting Called to Order: 6:03

Roll Call Certifying Proxies: All present

Proof of Notice of Meeting or Waiver of Notice: Confirmed by presence.

Reading and Disposal of Minutes: Bill noted that the Board accepting the deed should be deleted on page 2. Penny seconded the motion. The minutes were accepted with the change.

Report of Officers:

President	None
Vice President	Penny submitted receipts concerning the letter mailed to the 22 homeowners involved the sewage treatment plant issue. The mailing receipts were \$5.29, \$1.76, and \$8.16.
Secretary	None
Asst. Secretary	None
Treasurer	It was stated that the homeowners paid the bill for the lawyer's time at the homeowners meeting. Board member felt that the lawyer was representing the Developer and the payment from homeowner funds was questionable.

Report of Committees:

Architectural Control Committee: David said that the actual name of the committee should be the Design Review Committee according to the by-laws. Bill made a motion that the Architectural Control Committee (ACC) be made a sub-committee of the Design Review Committee. Penny seconded and the motion passed.

David asked that Board member email all confirmations to him concerning committee members. Board members may add or subtract members of the committees as they feel is necessary. Suggested members are:

ACC: Herbert Booker, Jim Robinson, Charles Culp, Juanita Corrier, Bill Harris.

Social: Janie Harris, Felicita Longnecker, Anita Donoho, Karen Weir, Pat Collins, Lynn Thibodeaux (pending), and Pam Rosynek.

Maintenance: Julia Scifres, Paul Lemming, Pat Atmar, Frank Krekeler, and Gerald Atmar.

Annexation /Legal: Stan Kistler, Steve Lumpee, Tom Collins, Mike Rosynek, and Penny Holmes.

Lake: Ken Knauer, Charles Snow, Neal Wilkins, and Dave Reed.

Communication: Jim Segers, Greg Phelps, and David Reed

A discussion ensued about the possibility of combining communication and social committee responsibilities. Bill pointed out the involvement of more homeowners with more committees. Shared projects and coordination between the committees is a necessity.

Election of Officers: N/A

Unfinished Business:

Lake/Park Deed: Developer's lawyer needs to schedule a meeting time for the transfer of the deed. Also, the question was raised as to whether the Developer will maintain all mineral rights. The Developer also requested that the homeowners share the cost of the survey (\$3,000) with her. Approximate cost for the NPA would be \$1,500. President suggested that we defer that decision.

Liability Insurance: Board is receiving bids for insurance liability. At the present time, State Farm presented a quote for the Directors and Officers Liability, and boathouse and signs. The cost per year ranges from \$1,449 to \$2,064.

Homeowner Complaint Compliance: Homeowner 1 has taken care of one car and the other car will be stored in a garage. Homeowner 2 is still not in compliance. Both situations will continue to be monitored.

Financial: A.G.Edwards: 3 month \$5,000 CD, 6 month \$10,000 CD, \$10,000 matures later in fall. A discussion ensued concerning the \$10,000 CD. It was decided that the CD should be rolled over into a cash account when it matures and then we should decide what to do according to the going rate.

Back Taxes: A Board member moved that the Developer pay back the taxes the homeowners paid in the amount of \$16,523.10 on lake and park property owned by the Developer. Board member seconded the motion. The motion passed. Board member will draw up the letter and names of attorneys sought for advice. President will approach the selected attorney for advice on how to proceed. Board member moved to retain a lawyer to proof the draft of the letter, and Board member seconded the motion. The motion passed. A limit of \$250.00 for legal fees for this issue was agreed by all.

New Business:

The web site was discussed and everyone was very pleased with the site. Rules and regulations should be included with the posting of minutes. It was decided that for privacy and confidentiality, certain portions of the minutes should not be posted. The secretary will note those sections by some

method as italics or underlining. These portions of the minutes will be for the Board use only.

ClickFind will host free of charge for non-profit organizations. We must register our domain name. A list of possible names was discussed including Nantucket.Org, Nantucket Preservation Association.Org, NPA.Org, NantucketSub-Division.Org, Etc. A suitable domain name will be selected. The possibility of email votes in the future was also discussed. Penny made a motion that Dave decide on the domain registration. Bill seconded the motion. The motion passed.

Property Management Firm: Century 21/Beal, WTA Management, and Prudential/Brazosland were contacted for possible property management contracts. A bid from Prudential/Brazosland was received. David discussed possible duties with the Prudential/Brazosland. Possible duties include:

- Letters of homeowners
- Dues/Statements of Dues
- Collections/Deposits
- Signature authority
- Develop and maintain all contracts for association
- Pay all bills (insurance, utilities, maintenance, etc.)
- Oversee all aspects of annual assessments
- File appropriate tax forms
- Interact with accountant/reconcile books
- Receive/tally absentee ballots
- Other duties/responsibilities described by board

All communication from homeowners needs to go through the Board to the management company.

Park Maintenance/improvement: A discussion of the park and the concrete boat ramp developed. It was decided that the culvert should be straightened up. The county has responsibilities with the culverts. It was decided that the road needs graveling, but other matters should be discussed at a further date after the Deed is transferred.

Park/Lake Rules: Discussion of the lake and park rules occurred. The rules will take effect after the Deed is transferred. The adjusted rules are as follows:

Park Rules

- For use by Nantucket subdivision home/lot owners and guests only.
- Park used 1 hr. before sunrise and 1 2 hrs. after sunset.
- All fires must be in barbecue pits.
- All trash must be placed in trash receptacles or removed from the property.
- Leftover food should not be disposed in trash receptacles due to stray animals.
- Parking is only allowed in designated parking areas.
- Boats can only be launched at designated launch ramp on south side of the boat house.

Lake Rules

- For use by Nantucket subdivision home/lot owners and their guests only or note of approval from resident.
- Daylight hour use only.

- Life vests must be worn according to State of Texas regulations.
- All State of Texas boating and fishing regulations must be followed.
- Only State of Texas legal fishing equipment may be used.
- Boats must be non-motorized or powered by an electric trolling motor only.
- Fishing is only allowed from boats or from land of common areas.
- All home/lot property lines extend into the lake, therefore one cannot walk and fish from land around the lakeshore, except in common areas.
- Fishing from home/lot owner land must be with permission of home/lot owners.
- All activities should conform to reasonable noise limits.

The upcoming association meeting on September 8, 2001 at the Wellborn Community Center was then discussed. Mechanics of presentation and different agenda items were also addressed. These items include:

- Minutes from previous association meeting.
- Report of Officers
- Committee reports/Committee flyer
- Budget/CDs(Treasurer's report)
- Management Co.
- Deed transfer
- Lake/Park rules
- Web page
- Board member terms/selection process
- Sewage Treatment Plant
- Annexation update
- Deed restriction adherence

The consensus for regular meeting dates was the 2nd Wednesday of the month at 6:00 PM. The next date would be September 12th at the secretary's house.

Gerald moved to allow payment of \$75.00 for the Wellborn Community Center space for the association meeting. Bill seconded the motion. The motion passed. Penny made a motion that signature limits for non-budgeted items for \$100.00 or less be allowed without prior approval for expenditures on behalf of the association. Bill seconded the motion. The motion passed. The meeting adjourned at 9:00 PM.

Respectfully submitted:

Pamela Rosynek, Secretary