

Minutes
Board of Directors Meeting
1415 Harpers Ferry
August 15, 2005

Meeting called to order: 6:30pm

A. Roll Call and Certifying Proxies: Record Presence:

Pam Rosynek, Ward Wells, Jeff Milburn, Karen Weir
Hank McQuaide ACC member Mike Kickirillo

B. Reading of Minutes of June 21, 2005 and July 19, 2005. Read and accepted,

C. Report of Officers:

President - Ward Wells - Nothing new to report at this time. Introduced guest speaker for evening, Mr. Spencer Thompson from Development Services in College Station. Mr. Thompson will report on the Progress of the upcoming sewer construction later in the proceedings.

Vice President – Jeff Milburn – no report at this Time.

Secretary – Karen Weir – no report at this time.

Treasurer – Pam Rosynek – no report at this time.

Asst. Secretary and Asst. Treasurer - vacancy in Offices due to resignation of John Bryant.

D. Management Report – Hank McQuaide – work on the top of

The dam is completed. Process of seeding and watering will be done.

The new fences are started, all of the end caps are made. Hank requests color of paint from Ward Wells.

Ward will provide him with the proper color.

Arrears in homeowners dues is \$1600.

E. Committee Report

ACC – unfilled position – general information – the swimming pool under construction on Sandpiper Cove was within the setback lines and in compliance. A drawing of the pool is being provided for the record.

A home under construction on Snug Harbor was investigated for potential lack of compliance concerning two separate apartment-type living areas.

The pad for the automobiles went too close to the boundary line. The plans have to be resubmitted with changes to meet covenant. Update on this will be furnished by the ACC for next months meeting.

Lakes and Parks – the Committee has not made and recommendations for the pier project. When this will be accomplished is unknown. Several requests have been made to get this project underway.

Strategic Development Planning – Jeff Milburn – no meeting has been held to date this year.

Landscape and Maintenance – Pam Rosynek – no report at this time.

Communications – Pam Rosynek – a request that all of the Board serve on the Strategic Development Committee as do the Chairmen of the Committees. The Board was in agreement.

Social Committee – Karen Weir – plans are being made for the upcoming Chili Cookoff.

Annexation and Legal Committee – no report

F. **Unfinished Business** – Sewer project – guest Spencer Thompson, Jr. reported on the progress of the sewer line.

The question of whose land is it in the frontage area in the front of the subdivision? Phyllis or ours? Copies of the deed will be provided by Mr. Thompson prior to our next meeting. There is a sewer line on this property serving South Hampton.

Mr. Thompson reported on the update on the line from Arrington to HWY 6. The line will be too deep for driveways, etc. that would be in the path of the sewer if the original plan were followed. The sewer line is reported to be 12-20ft. deep and 16ft. wide. New plan will put it behind Seamist from the Arrington site to Nantucket Drive. There would be a proposed culvert in creek crossings and an attempt to keep damage to a minimum.

In the retirement area there are two homes that encroach on the set back line (Setback is 25ft, easement is 16ft.)

The TxDot underpass will affect our entrance, but to date we have no firm idea as to what degree this will affect us. More communication from them needed.

Efforts are being made by those involved that between the sewer project and the underpass we will be able to retain the area that was the right of way as a common area.

G. **New Business**

Jeff will get with the city of College Station folks to see how we will handle the legal aspect of the sewer easement.

H. **Adjournment** : 9:30pm