

**Minutes
Board of Director's Meeting
Nantucket Preservation Association, Inc.
July 12, 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, Pam Rosynek. Guest:
Phyllis Hobson**

Meeting Called to Order: 6:04 P.M.

Roll call certifying proxies: All present.

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

Reading and disposal of Minutes: Bill moved to accept the minutes. Gerald seconded the motion. Motion passed.

Report of Officers:

President	None
Vice President	None
Secretary	None
Asst. Secretary	None
Treasurer	None

Report of Committees:

Architectural Control Committee (ACC): David tried to contact all members of the ACC to determine continuing as a member of the committee. Current Chair wished to resign as chairman. Herb Booker and Jim Robison committed to serve as members. Ronnie White is moving and will no longer be on the committee. Charles Culp confirmed to serve and Bill Harris will be the board member on the committee. David will call Ward wells or Terry Larsen for potential membership. Another possible candidate is Juanita Corrier. Once selected, the five members of the ACC will elect the chairman.

Lake Committee: Ken Knauer confirmed he will serve and will be chairman. Also confirming is Sonny Warren, Howard Williams, Eva Maraca, and Paul Maraca. Neal Wilkins, and Charlie Snow would like to serve. David Reed will be the Board Representative. A discussion ensued concerning the possibility of dividing this committee into lake and park committees, and also possibly including wildlife issues.

Penny made a motion that all Board members on the committees will be full voting members of their respective committees. Bill seconded the motion, The motion passed.

Unfinished Business: The subject of signatures on the checks was brought up. Developer said that we need to take necessary items to Norwest Bank on Rock Prairie Road and talk to Brenda Harman. David, Bill, and Developer agreed on Friday, July 13th as possibly a good time for all of them. Developer needs to be the one to initiate this procedure as she is the person on record presently. Developer also said that one CD is now maturing. It is time to renew or move the CD worth \$ 5066.05 yielding 4%. We can renew at 4% for 1 year. The Association has another CD for \$10,000 which will mature October 1, 2001, also at 4%. Signatures must be obtained for the CD's also. Penny made a motion that Dave and Bill meet with Developer concerning the CDs and that both Bill and Dave be on the CDs and held accountable for their management. Gerald seconded and all said aye. One option discussed was to rollover the \$5,000 CD in 3 months and put the \$10,000 CD in 6 months.

David asked for a timetable for the transfer of the deed of the lake and park. Developer did not receive the necessary information yet, but expects it shortly. Developer's attorney has all he needs for the transfer except for the sewer plant. Developer will retain the sewer plant and line. Penny asked if a decision was made concerning the city. Developer said that the city plans to annex the 22 lots. Developer will sell the sewer plant. The lines will stay. The Board will accept the deed.

Legal documents and files will be turned over to David from Developer. Penny mentioned that a Safety Deposit Box would be advantageous. Important documents such as the deed should be kept in the safety deposit box. A homeowner attorney will look over the deed for the homeowners, in an unofficial capacity.

David contacted an engineering firm concerning the Nantucket Spillway and Dam. The Board received a letter about the integrity of the dam/spillway. The lake was built this lake as a recreational site. Developer explained the permit history process of the area.

David will check with a home owner attorney, in an unofficial capacity, about liability issues and the lake. The Texas Natural Resource conservation can provide information about the necessity of the lake receiving a permit. An engineer needs to be involved when we contact this agency for possible clarification of issues. The deed transference will include land and soil. The deed will be to the highway. Developer will also supply the Board with documentation stating that there are no outstanding debts or law suits relative to the lake, park, or dam.

Gerald talked to two home owners who are not in compliance with the deed restrictions. One homeowner said that the cars at his home presenting the problem will be taken care of. A discussion ensued concerning the possibility of the Board levying fines for non-compliance. It was suggested that a letter be sent from David to the owner of the cars giving 45 days to comply with the deed restrictions. If compliance is not met, the Board will seek legal counsel. Gerald will run interference for the Board. The ACC has records which can support the letter sent to the homeowner. The ACC meets July 17th at 6:00 at the Nantucket Office. Another letter will be sent to the second non-compliant homeowner about cars on blocks, also allowing 45 days to comply with deed restrictions or legal action will be taken.

David brought up the problem of lake smells. David talked to employees of the health department concerning the odor. He asked if this constituted a health hazard and the answer was no. Samples were taken, and different options were discussed to correct or help in alleviating the problem. A Wildlife and Fisheries expert was also consulted about the algae blooming. He said one could minimize the problem by decreasing fertilizer use around the lake, or algaecide, or dyes in the water. This would only temporarily solve the problem. David suggested asking the homeowner who brought this problem to our attention, to appear at the next Board meeting.

David asked what other committees the Board felt were vital to the organization and the names of homeowners who might be good candidates for committee memberships. Possible duties of the committees were also discussed. The committees and possible homeowners to contact are listed below:

1. Social

Ann Cotner
Jean Donoho
Karen Weir
Janie Harris
Felicia Longnecker
Pam Rosynek, Board Member

2. Grounds and Maintenance(Coordinate with the County Commissioner concerning roads, report to management condition of fences, mowing, beds, lake park, boat house, picnic area tables, signs, lake road, etc.)

Karen Pitts
Julia Scifres
Paul Leming
Gerald Atmar, Board Member

3. Annexation and Legal(Monitor College Station City Council, fact finding, legal rights, short term)

Chris Kling
Stan Kistler
Tom Collins
Steve Lumpe
Gerald Atmar, Board Member

4. Communication (web site page, handbook, newsletter, handout packets, on-going to assist and maintain information for the homeowners needs)

Jim Segers
Greg Phillips
Penny Holmes, Board Member

A discussion arose concerning different options for the web site. Penny investigated various costs for a web site set-up with Yahoo and other local companies. Other options include an opportunity for a sponsor, possibly a homeowner may want to donate the site.

David will complete a flyer about the newly created committees and duties of the committee members to be included in a mailing to the homeowners announcing a big homeowners meeting. Penny moved that the four committees be formed. Gerald seconded the motion. The motion carried.

New Business: A financial report was given by Developer. \$12,260.65 was deposited in the NPA account upon reconciling books at the time of transference of management over to the NPA. This represents a balance and interest at 8% of loans to Nantucket Limited. Therefore, books are reconciled by a local CPA. Taxes on park and lake have been paid by the homeowners

association since July 10, 1987 (the inception of the homeowners association) in the total amount of \$16,523.10 based on the homeowner use of the lake and park facilities. This was paid through December 2000.

An attorney will give indemnification. Developer suggested the home owners association secure insurance immediately. Presently, Developer' insurance carrier is the provider. David will call insurance carriers for an estimate. The Board agreed we needed this. Bill moved that David be authorized to make the decision concerning the insurance of Nantucket in the amount in the budget which is \$1,500. Penny seconded the motion. The motion carried.

Dog/pet expectation was discussed. Bill suggested reviewing other homeowners rules concerning pet regulations and aggressive animals. David has copies of the deed restriction and anyone wishing to get a copy of them may do so. The Board discussed possible dates for the next meeting

The week of August 20th meeting at David's home was decided. A discussion ensued concerning an open forum before Board meetings for homeowner's input with time limits The consensus of the Board was 20 minutes prior to the meeting

Adjournment: At 8:37 Gerald made a motion to adjourn. Penny seconded the motion. The motion carried.

Respectfully submitted by:
Pamela Rosynek, Secretary