

**NANTUCKET PRESERVATION ASSOCIATION
BOARD OF DIRECTORS MEETING
July 9, 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)

Meeting called to order 6:12 p.m.

A) Roll call and certifying proxies: PRESENT: Bill Harris, Penny Holmes, Karen Weir, Ward Wells, Gerald Atmar. Management Firm Rep: Hank McQuaide

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

C) Minutes: Minutes of the meeting of April 8, 2003 were read and approved.

D) Report of Officers:

- 1) President: Bill reminded members of recent NPA activity to have the South College Station Thoroughfare Proposed Plan modified before adoption by the City Council. Bill noted that the plan is always subject to revision by due process, and urged Board members to stay vigilant. Penny will stay in communication contact with the City. Bill expressed thanks with concurrence from Board members to the special committee that set up the block system of neighborhood communication. Board member Karen led the way. Special thanks was expressed to Penny her communication efforts between the City of College Station and NPA.
- 2) Vice-President: On behalf of the Board Penny welcomed Gerald back from absence due to illness.
- 3) Secretary: Gerald expressed thanks to members for concern and reported full recovery.
- 4) Assistant Secretary: No report.
- 5) Treasurer Bill presented a printed report from the brokerage firm showing the following:

Market Value of Investments Held at Edward Jones;	\$20, 379.00
Money Market Investment Shares:	\$5, 608.00
Total Account Value:	\$25,987.00

Two Certificates of Deposit held by NPA were reported, each in the amount of \$10,000.00. One is earning 1.700% interest: the other 6.250%. Present value of the two CDs totals \$20,379.00.

E) Report of Committees:

- 1) Architectural Control Committee: Three homes are currently under construction in the neighborhood. Procedures for granting approval to applicants, for ascertaining compliance, and for keeping records of ACC actions were discussed.
- 2) Lake/Park Committee: A section of rotting fence in the Park was discussed and the matter put in the hands of MF Rep, Hank. The lake's health and fishery were discussed, and Gerald will inquire into the status of the committee's consideration of lake management measures. Karen

conveyed NPA member expressions of a need for a pavilion and shelter in the park

- 3) Annexation/Legal Committee: A discussion of the present committee's organization, membership, and function resulted in acknowledgment of Penny to represent a committee of one, maintaining communication with City staff regarding ongoing developments.
- 4) Social Committee: Karen reported that plans have been made for a chili cook-off in early September and for a Halloween get-together at the park this year. A progressive dinner is planned for early December. Again next year an Independence Day celebration will be observed for whole-family participation. The need for a Neighborhood Master Plan was the upshot of a lengthy discussion of issues including lighting in the park, flag poles in the park and at the Nantucket entrance, neighborhood sense of identity and unity, and a Neighborhood Center. Bill asked that a discussion of a Master Plan be deferred to later in the meeting, and the discussion is reported herein under.

H) Unfinished Business.

- 5) Maintenance Committee: The committee is not functioning at present. Bill and Gerald will work together to reestablish it.
- 6) Communication Committee: Penny reported on working with Dave Reed, who is Web Master, to keep the NPA web site updated. Gerald was instructed to submit minutes to Penny after approval for publishing in the web site.

F) Management Firm (Brazosland Realty & Properties) Report

- 1) Income and Expense Statement. The Statement and year-to-date budget comparison are attached.
- 2) Delinquent Report. Nine property owners were reported delinquent in dues. The total amount of delinquent dues is \$1,864.70.
- 3) Old Business
 - a. Dam dirt estimate: Four bids for brush cutting and contouring the dam have been received. The lowest is \$5600.00. Further action is deemed appropriate as part of a Master Plan development.
 - b. Day porter duty is policing the park for litter. Gerald agreed to pick up this pick-up.
 - c. Mowing schedule. Mowing is generally performed bi-weekly during the growing season, with special scheduling to accommodate heavy park use at, e.g., the Fourth of July.
 - d. Non-conforming commercial lots. Current use of these lots is thought to be in non-compliance with city code. Coordination with the City will be made and the best procedure will be determined.
 - e. Signs
 - Entrance sign has been painted and new caps installed.
 - Speed limit and street signs. Missing street signs were identified. Replacement is to be requested from the County. Speed limits were discussed and no action taken.
- 4) New Business
 - a. Mowing bids: Three companies have bid. Bids range from \$1250.00 to \$1487.50 per month, including spraying along ROW, interior fences and ROW fences.
 - b. Dozer estimate: Estimates ranging from \$1,000 to \$1,500 have been received for removing, burning and carrying away brush. Karen and Hank would supervise. Gerald

- moved to authorize expenditure of funds to accomplish the task. Second by Karen Motion passed.
- c. Fence repair and painting. Needs include the fence along Arrington Road and the aforementioned rotting length of fence in the park. Necessary work costs are within the current budget, and Hank was authorized to have the work completed. Construction of a swing gate in the fence for mower access was authorized. Decorative bulkheads at the entrance are rotten. Labor and materials to replace the posts is estimated at \$200.00, and replacement of ropes at \$300.00. After discussion Penny moved, seconded by Karen, to authorize this work. Motion passed.

G) Election of Directors: NA

H) Unfinished Business:

- 1) Logo decisions. A discussion of the option of selecting a logo resulted in a decision to wait until development of a Master Plan affords a better view of Nantucket's preferred theme. Bill asked Board members to seek and to provide the names of persons to serve on a Strategic Planning Committee for development of a draft plan.
- 2) Gated community
 - a. Road maintenance costs in Nantucket are reported by the County to total \$62,952 over the past 5 years.
 - b. Costs: Determination of associated NPA costs and potential steps for approval are pending.
- 3) Scanning documents: This effort to prepare for placement in the web site of Covenants and Deed Restrictions for each Nantucket phase will proceed with the provision by Hank to Dave Reed of clean copies and receiving of a bid or bids for the work.
- 4) Directory: Penny has sent a current version to each Board member. She stated that more names with addresses are to be added.

I) Items from the Floor

- 1) Damaged cooker in park: Karen asked what is the best procedure for correcting this. Hank will look into it to repair it and/or report to Board.
- 2) Bulletin Board: Karen called attention to a pair of posts on the south side of Nantucket Drive near the retirement community. She raised the possibility of using them to support a church style bulletin board. Pursuant to Penny's motion, Karen's second, and the Board's vote, Hank is to get cost estimates.
- 3) Sewage treatment plant. The status of the plant and associated lines was discussed. Any change in status will depend on the owner's (Phyllis Hobson) with an interested party - presumably the City.
- 4) Dog: Penny reported that a Nantucket resident was bitten by a dachshund in a street adjacent to Nantucket. The owner was advised of rights and actions available. The Board sees no further action available at this time.

J) Adjournment: 8:40 p.m.

Respectfully submitted:

Gerald Atmar, Secretary