

MINUTES  
BOARD OF DIRECTORS MEETING  
NANTUCKET PRESERVATION ASSOCIATION  
WELLS RESIDENCE  
1415 HARPERS FERRY  
JULY 19, 2004

MEETING CALLED TO ORDER: 6:30PM

A) ROLL CALL AND CERTIFYING PROXIES: RECORD PRESENCE WARD WELLS  
PAM ROSYNEK JEFF MILBURN KAREN WEIR JOHN BRYANT  
ABSENT: HANK McQUAIDE—BRAZOSLAND REALTY & PROPERTIES

B) MINUTES OF JUNE 21, 2004 READ AND APPROVED

C) REPORT OF OFFICERS

PRESIDENT—W. WELLS

1. REPORTED ON HIS ATTENDANCE AT IMPROMPTU MEETING ABOUT PHYLLIS AND THE SOUTH HAMPTON RE-PLATING SITUATION. COMPARED THE ORIGINAL WITH THE NEW PLAT. THE LOTS WILL BE MEDIUM DENSITY .
2. AT THE PLANNING AND ZONING COMMITTEE MEETING IT WAS NOTED THAT THE CUL DE SAC PREVIOUSLY PLANNED WOULD NOW BECOME A THRU ROAD IN ORDER TO PROVIDE ANOTHER EXIT FROM SOUTH HAMPTON. THIS CAN NOT BE ALTERED DUE TO THE FEEDER ROAD FOR HW6 BECOMING A ONE WAY EXIT.
3. WELLS STATED FOR THE RECORD THAT NANTUCKET WANTED THE AGREED UPON PLAN OF 2001 UPHELD.
4. WELLS MET WITH HANK TO ENSURE THAT WE INTENDED THAT THE UPKEEP OF THE APPEARANCE OF NANTUCKET WAS MORE IMPORTANT THAN SAVING ANY MONEY FROM THE BUDGET.

VICE-PRESIDENT – J. MILBURN

1. THE E-MAIL SYSTEM OF DISSEMINATING INFORMATION BETWEEN THE BOARD AND THE COMMITTEES SEEMS TO BE EFFECTIVE.
2. TX-DOT WANTS TO HAVE A MEETING ABOUT THE DAM. WE WILL AGREE TO MEET.

SECRETARY- KAREN WEIR

NOTHING TO REPORT

TREASURER- PAM ROSYNEK

1. EDWARD JONES ACCOUNT—TWO CDS MATURED: MARCH 5, 2004 -OKLAHOMA CD AND JULY 7, 2004 – HOUSEHOLD CD WITH A TOTAL OF \$26,426.37.

ASSISTANT SECRETARY—JOHN BRYANT

NOTHING TO REPORT

ASSISTANT TREASURER – JOHN BRYANT

NOTHING TO REPORT

D) MANAGEMENT REPORT

HANK ABSENT = PROVIDED INFORMATION

1. DEER CROSSING SIGN- COST OF SIGN IN REGULATION CONDITION WOULD BE \$200 BOARD THOUGHT TOO EXPENSIVE AND MAY BE ABLE TO GET ONE FROM ROAD AND BRIDGE FOR NOTHING.
2. TXDOT WILL MEET WITH HANK AND JEFF ABOUT THE MATERIALS FOR THE REPAIR OF THE DAM AREA. .
3. JOE KEMP HAS WORK ORDER TO MOW.
4. BIDS: 3 LOAD ROCK @ \$1000 ROCK AND FORM @ \$2500 CONCRETE@ \$8-10,000.
5. FINANCIAL @ DELINQUENCIES= NO UPDATE MOWING COST TO DATE-\$5567.67

## E) COMMITTEE REPORT

### ARCHITECTURAL CONTROL

MEETING ATTENDED BY JUANITA CORRIER, CHARLIE CULP, JIM ROBINSON

1. UPDATE ON MATTERS NOW BEFORE COMMITTEE WAS DISCUSSED. MANNER OF WHICH METHODS TO IMPLEMENT IN FUTURE AND WHEN SHOULD PROBLEMS BE TURNED OVER TO BOARD, WHICH HAS FINAL RESPONSIBILITY, WAS DISCUSSED.
2. PROBLEMS WITH PRE-POST CONSTRUCTION OF STRUCTURES NOT IN COMPLIANCE WITH DEED RESTRICTIONS WERE DISCUSSED. ATTEMPTED TO FIND SOLUTION TO MANNER WITH WHICH TO APPROACH THESE ISSUES.
3. DISCUSSION ON FORMATION OF FORM LETTER, REGISTERED/CERTIFIED MAILING TO THOSE INVOLVED, AND USE OF LIEN THREAT TO GET MATTERS RESOLVED IN TIMELY FASHION. ALL AGREED THESE WERE USEFUL TOOLS TO IMPLEMENT AS SOON AS POSSIBLE.
4. ACC WILL SUBMIT ITEMS FOR NEWSLETTER ABOUT THOSE ISSUES ADDRESSED AND OUTCOME.
5. ACC WILL GET BACKUP FROM BOARD IN FORM OF LETTER SIGNED BY BOARD STATING THAT ACTION IS UNIFORM BETWEEN BOARD AND ACC.
6. JIM WILL CREATE FLOW CHART FORM FOR HOMEOWNERS TO SEE HOW SYSTEM WILL WORK UNDER ALL CIRCUMSTANCES. HOMEOWNER WILL UNDERSTAND HIS/HER RESPONSIBILITIES AND RECOURSES IN ATTEMPTS TO GETTING CLEARANCE TO BUILD/REMODEL.
7. A COPY OF ALL ACC COMMUNICATION WILL BE SENT TO THE BOARD..

### LAKE AND PARKS

1. TRASH PICKUP BY BAGGS WOULD COST \$65 FOR A 3 CUBIC YARD CONTAINER ON WED. JEANNIE ASKED \$25 A MONTH FOR A MONDAY PICKUP. REQUIRES 3 CANS WITH CHAINED LIDS.
2. MOTION TO ACCEPT JEANNIE BID MADE BY PAM ROSYNEK, 2<sup>ND</sup> BY JOHN. UNANIMOUS TO ACCEPT BID.

### STRATEGIC DEVELOPMENT PLANNING

NOTHING AT THIS TIME

### MAINTENANCE

1. THIS AREA NEEDS TO BE ENLARGED TO LANDSCAPE AND MAINTENANCE. COMMITTEE WILL BE IN DIRECT CONTACT WITH HANK AND THOSE WHO DO THE MOWING.
2. W. WELLS WILL GO TO THE NEXT MEETING OF THE COMMITTEE TO HELP MAKE GUIDELINES AS TO SCOPE OF THE DUTIES NOW ON THE COMMITTEE.

### COMMUNICATIONS

1. THE NEED FOR A TIMELY NEWSLETTER WAS DISCUSSED. THE NEWSLETTER ONLY HAS PAM, KAREN AND FELICITA LONGNECKER ON THIS PROJECT. ANY HELP GETTING THIS IN PUBLICATION WILL BE APPRECIATED. ALL COMMITTEES ARE TO SUBMIT INFORMATION FOR PUBLICATION IN EACH LETTER.

### SOCIAL COMMITTEE

NO REPORT AT THIS TIME.

## F) UNFINISHED BUSINESS.

W. WELLS WILL LOOK INTO OFFER FOR FREE FISH SURVEY BY INSTRUCTOR AND CLASS OR, IF NOT AVAILABLE, THEN WILL USE \$250 ALLOTTED FOR STUDY.

## G) NEW BUSINESS

- 1 W. WELLS WILL INVESTIGATE THE OWNERSHIP OF THE LAND ON THE SOUTH SIDE OF THE ENTRANCE TO NANTUCKET. AT THIS TIME THE OWNERSHIP IS IN DOUBT
2. KAREN WEIR WILL ATTEMP TO GET INFORMATION AS TO THE BEST WAY TO INVEST THE MONIES FROM THE MATURE CDS.

H) ADJOURNMENT: MOTION TO ADJOURN MADE BY JEFF , 2<sup>ND</sup> BY KAREN AT 9:30PM