

Minutes
Board of Directors Meeting
4599 Sandpiper Cove
July 19, 2005

Meeting called to order: 6:30pm

A. Roll Call and Certifying Proxies: Record Presence

Ward Wells, Karen Weir, Jeff Milburn, Hank McQuaide

Absent: Pam Rosynek , John Bryant

B. Reading of Minutes of June 21, 2005 was waived until the next meeting (Aug. 15th) due to the joint meeting of the ACC and guest speaker Cully Lipsey.

C .Report of Officers:

President - Ward Wells - John Bryant will be leaving for Qatar for the next two years and his office will be vacant as of Aug. His term is due to expire in Jan.2006. His Board position may be filled by appointment. The Board is asked to present names for consideration for this position at the next scheduled Board meeting.

Vice President – Jeff Milburn – Tx.Dot has proceeded with the granting of the contract to begin the construction of the overpass across from the entrance to Nantucket. The construction is scheduled to begin in August of this year.

Secretary - Karen Weir - no report at this time

Treasurer – Pam Rosynek - absent

Asst. Secretary/ Asst. Treasurer – John Bryant – absent

D.Management Report – Hank McQuaide – report delayed until next scheduled Board meeting due to joint ACC meeting and guest speaker. He did suggest that while Tx.Dot is involved in construction that we should address the spillway issues.

E. Committee Report :

ACC - all members were in attendance at this joint meeting. Questions asked of guest Cully Lipsey in regard to the degree of legal power ACC has in dealing with homeowners out of compliance with covenants. All building and additions done without first getting the approval of the ACC and our legal recourse for such behavior was discussed. Mr. Lipsey was informative as to our legal rights in the state of Texas as a homeowners association and what, historically, occurred in those types of law suits brought to court. Our legal rights and the ability to bring those out of compliance into a more agreeable state by the use of legal recourse was a subject matter. . . The expressed statements of the ACC and the Board were those of an association that wished to act in a neighborly fashion while maintaining the values of Nantucket for the betterment of the whole.

Lakes and Parks – Ward Wells - the plans for the pier are to be presented at the Aug. meeting.

Strategic Development Planning - Jeff Milburn – no report at this time

Landscape and Maintenance – Pam Rosynek - absent

Communications – Pam Rosynek - absent.

Social Committee - Karen Weir –Plans for the Chilicookoff begin.

Annexation and Legal Committee – Jeff Milburn- the new regulation put out by the county engineer, Richard Vance in regard to culverts, mailbox location and access to county roads need to be posted on the web site. He will attempt to provide this information to Dave Reed.

E. Unfinished Business – Attempts will be made to have Spencer Thomson speak at the next meeting about the status of the sewer project.

F. New Business- none at this time

G. Adjournment : 8:30 pm