

Minutes  
Board of Directors Meeting  
1415 Harpers Ferry  
October 18, 2006

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, Kasey Lobb

B. Reading of Minutes of September 20, 2006. Motion to accept made by Ward Wells, 2<sup>nd</sup> by Jeff Milburn. Unanimous vote to accept.

C. Report of Officers

President – Ward Wells

The status of the deck/dock is construction is moving along as well as weather conditions will allow. Locally heavy rains have slowed work.\

Vice President – Jeff Milburn

A conversation with the City of College Station and Tx.Dot as to the finished appearance of the area of our entrances after their construction is completed is needed. The future of the island entrance at Nantucket Drive is in doubt. This needs to be clarified.

Secretary – Karen Weir no report at this time.

Treasurer: Pam Rosynek absent

Asst. Treasurer and Asst. Sec. – Kasey Lobb absent

D. Management Report- Hank McQuaide

Hank will repair the damage done to the fence at Arrington by therising water this past week. The dead pine tree at the lake will be removed. Cost of getting copy of Covenants to all homeowners is nearly \$2000.00. He recommends a more financially responsible method be used rather than certified copies being mail out as was requested by a homeowner. To date, all works are within budget. Hank will provide a copy of all letters sent to homeowners not in compliance with Covenants sent to date.

E. Committee Reports

ACC – Ward Wells

The ACC has handled many requests and inspections in the past month. Many homeowners have been approached or requests for approval of construction has been handled.

A motion to change Kasey Lobb as Board Rep. Instead of Ward was made and approved by the Board.

LAKES AND PARKS – Ward Wells

Deck and dock construction is coming along well.

The deluge of water going out of the lake has damaged the fish guard and it is not clear as to repair or replacement at this time.

Guidelines Committee – Kasey Lobb absent

Strategic Development Planning Committee – Jeff Milburn

This committee will work on getting a design-construction company to present some ideas as to how to landscape the entrances and dam area. There is a projected budget of \$30 - \$40k for this project and it will impact the community for some time to come. The plan is to have a good working plan as soon as possible.

#### Landscape and Maintenance- Karen Weir

The dead pine tree at the lake and some repair needed on the fence was discussed with Hank. The wet weather has made it difficult to mow the weeds/grass in Nantucket. The area around the overflow at the dam was discussed and some communication with the city/county and TxDot is needed.

#### Communication – Karen Weir –present Kasey Lobb-absent Pam Rosynek – absent

The need for a person to put the Covenants on the website for homeowner useage was discussed. Jeff Milburn will look into getting a person he knows to make a bid for this position.

#### Social Committee – Pam Rosynek absent

A chili cook-off is planned for the up-coming Sat. A dessert contest is also planned. Halloween party at the Lake is planned on Halloween night.

#### Annexation and Legal Committee – no action at this time.

F. Unfinished Business – The entrance projects and landscape projects for the near future will require the potential for a rate increase from \$185.00 to \$250.00 per year. This amount will allow the organization to keep a proper financial picture for the future.

#### G. New Business

Cully Lipsey came to this meeting to address some of the legal questions that have occurred due to some homeowners refusal to attempt to meet Nantucket standards as to the appearance of their yards In regards to an overabundance of vehicles, boats, selvage building materials, tall grass, etc. He outlined the methods we could use to have the most legal impact. Our ability to have a motion for Injunctive Relief is possible. The homeowners knew that there were restrictions on their actions via the Covenants when they purchased their property and have failed to live up to the intent of the Covenants.

A motion was made by Jeff and 2<sup>nd</sup> by Karen to have a letter from Cully be sent to the homeowners which will state the options and will offer resolutions for the unacceptable condition these properties. Hopefully these homeowners will comply with the requests and no further legal action will be necessary.

Cully will send a draft of the letter to the Board via e-mail and the finished letters will go out by certified mail.

#### H. ADJOURNMENT 9:30PM