

**Nantucket Preservation Association, Inc. (HOA)**  
**Board of Directors Meeting**  
**Location: 1104 Faraway Island (Howard's)**  
**5:30 P.M. Tuesday 14 November 2017**  
**MEETING MINUTES**

1. **Quorum Call: 5:31 PM**, Board members present: Ward Wells-President, Howard Williams-Vice President, Bernie Bernard-Secretary, Kevin Griffin-Asst-Secretary, Cecivon Garcia-Treasurer. *Quorum was met*. Visitors: Hank McQuaid of BCR Realty as HOA Manager, Paul Wolfe as ACC Chair.
2. **Prior Board meeting minutes:** meeting of 17 Oct 2017 minutes approved.
3. **HOA Management report:** Hank reviewed YTD financial report; all was in order. There were 2 delinquencies as of the end of last month.
4. **HOA Committee reports (by Board Liaison):**
  - a. *Maintenance & Landscaping (Kevin):* **Hank** and **Bernie** will meet with **Kevin** to write a mowing & trimming specification for the RoW, park, and dam areas, for the January bid request to contractors.
  - b. *Architectural Control (Cecivon):* Paul Wolfe participated in a discussion of issues, culminating in these points: (1) The ACC is not the violations police, rather, upon Board or ACC being made aware of an apparent deed restriction violation, we will call Hank to investigate, then the Board will decide upon actions, (2) **Paul** will produce a statement of ACC responsibilities for distribution, (3) **Bernie** will put Paul on the Board minutes email distribution list, (4) in 2018 we need to develop and promulgate restrictions on rental of residences to multiple unrelated parties, (5) in 2018 we need to develop and promulgate restrictions on the parking of RVs, and (6) Steve Trevino of Cross Central Church has rented 1404 Harpers Ferry as a rehab house for 5-6 unrelated males; **Hank** will put him on notice that we are investigating for proper follow-up action.
  - c. *Traffic (Ward):* Ward summarized his meetings with the City, the County, and the Margraves land developer, with Ward's conclusion that this development plan is a done-deal, though being slowed by the conflicting priorities of Arrington vs. Greens Prairie improvements. Extension construction of Mesa Verde will not begin until January 2108 at the earliest.
  - d. *Lake & Park (Bernie):* Bernie reported on the spillway flood plain erosion repair. Plan is to (1) restore flood plain rip rap immediately downstream of concrete spillway slab to original design spec and install a seeded turf reinforcement mat for fortifying turf shear stability downstream of the rip-rap to the TxDOT dissipaters, and (2) direct flood waters back into the original and intended flow regime by creating a berm on the north side of the flood plain, berm to also be front-faced with a seeded turf reinforcement mat. **Bernie** presented information on turf mats and will meet with the turf mat rep to refine the plan.
  - e. *Financial (Cecivon):* Board approved a 2018 budget based on a homeowner dues increase to \$300/yr.
  - f. *Web Site (Bernie):* no time for report.
  - g. *Feral Hogs (Howard):* no report.
  - h. *Directory (Bernie):* no report.
5. **Other business:** none
6. **Next Board meeting:** 10 January 2018 at 5:30 PM at location not yet determined.
7. **Adjournment 7:44 PM**



Bernie B. Bernard, Secretary