

MINUTES

Annual meeting of the homeowners association incorporated as Nantucket Preservation Association, Inc. (NPA) 9:00 A.M. Wellborn Community Center, Saturday 28 January 2017

1. **Call to order & proof of notice:** Meeting was called to order at 9:14 AM and confirmed by affirmative acclamation after question by Bob Cochrane, President, that “Are all here aware that this is the annual membership meeting of Nantucket Preservation Association, Inc. for the past calendar year **2016** with the purpose of discussing events to take place in current calendar year **2017** and for the election of members of the Board of Directors?”
2. **Roll call & certification of proxies:** Board members Bob Cochrane, Bernie Bernard, Kevin Griffin, Cecivon Garcia, Kimberly Thompson, and HOA manager Hank McQuaid of BCS Realty, were introduced. Secretary reviewed the list of eligible voters. The Secretary counted, including proxies, **51** eligible votes and **62** individuals present. These ballots were provided for inspection. Quorum consisted of these **47** votes out of **232** possible (20%). Quorum was declared per **By-Laws section 5.07 Quorum**.
3. **Reading & disposal of minutes of last annual meeting.** Minutes of last annual meeting held **18 February 2016** were made available. Motion to approve minutes without reading carried unanimously.
4. **Officer Reports:**
 - a. **President (Bob Cochrane):** Bob encouraged members to come to Board meetings, and proceeded through the meeting agenda. He introduced Brazos County Precinct 1 Commissioner Steve Aldridge as our meeting guest.
 - b. **Secretary (Bernie Bernard):** Bernie summarized the initiative at last year’s meeting to change the quorum from 50% to 20%. He asked for opinions about how private to keep the homeowners directory. Sentiment was that such privacy (of address, phone number, and email address available on the web site) was not a concern. Wendy Flynn volunteered to organize, update, and maintain the directory, and also to get it to newcomers. He commended residents for self-starting committees of interest to them, and requested additional photos of life in Nantucket to post on web site.
 - c. **Treasurer (Cecivon Garcia):** Cecivon reminded attendees of the mailed proposed budget for 2017, and that copies of such were also provided at this meeting. The 2017 budget was approved by unanimous vote. She presented the financial positions at the beginning and ending of the previous year: Starting cash was \$90,116. Ending cash was \$99,502.
5. **Committee Reports:**
 - a. **Architectural Control (Paul Wolfe):** Paul reported that the ACC meets on the 1st Wednesday of each month. Directed homeowners to the web site where all architectural control forms and guidance may be found.
 - b. **Lake & Park (Ken Knauer):** Ken reported that beavers are back bringing down small trees near his residence.
 - c. **Traffic (Marie Wolfe):** Marie reported on a no-thru-trucks initiative, and encouraged attendance at the upcoming 09 February City Council meeting from 5 to 7 PM in City Hall. She also asked for the Board to consider a set of traffic-related resolutions in draft. The committee is continuing to look into radar-speed display signs and other traffic calming measures. She invited *Karen Pitts* of the local Tracking Roads Advisory Committee to give a summary of this 15 member committee: Four neighborhoods are represented. They have petitioned for Arrington to remain as a 2-lane road, delivering 500 signatures to the City. Karen summarized the forward-looking City planning for future development, and called for the City to perform a new area-wide traffic study. *Tim Powell* of that committee (Indian Lakes resident) then presented the current and alternate City plans. A motion to allow this committee to represent the interests of Nantucket was made and question called. The motion was: that the NPA (our HOA) support the plan recommended by the Tracking Roads Advisory Committee. The motion passed unanimously.
 - d. **Feral Hogs (Dan Daniels):** Dan summarized the organization and activities of the committee formed after the first “hits” on Nantucket residential yards by the feral hogs. He circulated an impact map. The committee is

documenting and monitoring the feral hog activities. He summarized feral pig behavior, numbers, and control measures taken. The committed has developed a relationship with an adjacent landowner, who is shooting dozens of feral hogs on his land. Hog activities in our neighborhood have currently subsided, but monitoring continues.

6. **Certification of electorate & election of Directors:** The election of directors was held. Nominees submitted by the nomination process were announced as: Ward Wells and Howard Williams, in addition to Kimberley Thompson on the ballot. Other nominations were then solicited. Hearing none, Ward Wells and Howard Williams were voted in as Directors by acclamation, as Kimberly Thompson withdrew her name. Ward Wells and Howard Williams were thus installed as NPA Directors for standard 2-year terms, lasting until January 2019.

7. **New Business (proposed projects for Board consideration):**

- a. *Improvement and maintenance of the lake spillway*
- b. *Aesthetic improvement of the Nantucket entrance.*
- c. *Maintenance and repair of the pilings under the boathouse.*

8. **Questions & Responses:** none

9. **Adjournment:** Meeting adjourned at 11:00 AM



Bernie B. Bernard, Secretary