

MINUTES
Annual meeting of the HOA incorporated as
Nantucket Preservation Association, Inc. (NPA)
9:00 A.M. Wellborn Community Center, Saturday 27 January 2018

1. **Call to order:** Proof of Notice was presented. Meeting was called to order at 9:05 AM by Ward Wells, President.
2. **Roll call & Quorum:** Board members Ward Wells, Bernie Bernard, Kevin Griffin, Cecivon Garcia, Howard Williams, and HOA manager Hank McQuaid of BHH Realty, were introduced. Secretary Bernie Bernard counted and certified **37** votes present and **12** votes represented by proxy, for a total of **49** votes in attendance. He presented these records for inspection during and after the meeting. Meeting quorum requires 47 votes out of 232 possible (20%). Quorum was declared by the Secretary per **By-Laws section 5.07**.
3. **Minutes of last Annual Meeting.** Copies of the minutes of the last annual meeting, held **28 January 2017**, were presented by the Secretary. Motion to approve without an oral reading was seconded and carried unanimously.
4. **Election of Directors:** Election of **3 of 5** directors was held. Nominees submitted by the state-required nomination process were presented on the ballot as: **Bernie Bernard, Cecivon Garcia, and Kevin Griffen**. These were voted in as Directors by acclamation and were thus installed for standard 2-year terms, lasting until January **2020**.
5. **Officer Reports:**
 - a. **President (Ward Wells):** Ward thanked Marie Wolfe and Karen Pitts for their efforts on neighborhood traffic issues and projections. He summarized interactions with developers of projects in progress including: Mesa Verdi extension for Indian Lakes traffic access to Hwy 6, Arrington Road improvements, and the Greens Ranch (Margraves property) development. He reported on the potential impact on future rainwater runoff into our neighborhood and lake. Karen Weir and Mary Lou Price requested that we engage a PE-licensed engineer as we study the runoff issue. Ward summarized Board initiative to upgrade our neighborhood image, division of responsibilities, new processes, and increased use the web site (nantuckettx.com) as our communications tool.
 - b. **Secretary (Bernie Bernard):** Bernie called for and collected the ballots for the record. He then listed the active committees and summarized their Board liaisons and chairs. He encouraged any resident to join a committee.
 - c. **Treasurer (Cecivon Garcia):** Cecivon summarized 2017 expenditure, reminded attendees of the previously mailed and web site posted budget for 2018, and that copies of such were also provided at this meeting. Also presented were the financial positions at the beginning and ending of the previous year: Ward discussed the planned usage of \$30-40K of the reserve funds for spillway erosion repair, and also discussed the increase in dues for scheduled and more frequent mowing of the park and dam frontage Commons and RoWs.
6. **Committee Reports:**
 - a. **Architectural Control (Paul Wolfe):** Paul reported on ACC activity and referred to web site access to process for requests for ACC approvals. He suggested that our Deed Restrictions are outdated and need to be combined. He is focusing on ways to restrict owners from renting to multiple unrelated occupants.
 - b. **Lake & Park (Ken Knauer):** Ken reported on growth of stocked bass fingerlings. Kevin reported on park and dam Commons trim-up as well as the scheduled clean up by TxDOT of overgrown area below spillway. Bernie reported on our scheduled repair of eroded area below spillway by use of erosion mats and a new berm.
7. **Responses to Questions:** Residents Directory will not be put on the web site for privacy reasons. The Board is exploring legal options to restrict use of a specific residence as a therapy house for multiple unrelated males.
8. **Adjournment:** Meeting was adjourned at **10:50 AM**


Bernie B. Bernard, Secretary