

MINUTES
Annual meeting of the HOA incorporated as
Nantucket Preservation Association, Inc. (NPA)
9:00 A.M. Wellborn Community Center, Saturday 26 January 2019

1. **Call to order:** Proof of Notice was presented. Meeting was called to order at 9:04 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 **42** votes in attendance and **14** more votes represented by proxy, for a total of **56** votes in attendance. He presented these records for inspection during and after the meeting. Meeting quorum requires at least 46 votes out of the 228 votes 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 **27 January 2018**, were presented by the Secretary. Motion to approve without an oral reading was seconded and carried unanimously.
4. **Officer Reports:**
 - a. **President (Ward Wells):** Ward summarized the nearby construction activities and plans, including Arrington Road improvements, The Ranch development, and the Greens Prairie Reserve development.
 - b. **Secretary (Bernie Bernard):** Bernie encouraged the use of our web site www.nantuckettx.com for information regarding various projects as well as for minutes of Board meetings and Board member email addresses.
 - c. **Treasurer (Cecivon Garcia):** Cecivon summarized 2018 expenditures and EoY cash on hand: **\$83,099**. We noted that the Board had added a \$2,000 line item in the 2019 budget for an Engineering Study of traffic, and that this line item will be shown on a revised budget summary, to be immediately posted on our web site.
5. **Committee Reports:**
 - a. **Architectural Control (Paul Wolfe):** Paul presented the results of the ACC initiative to change our deed restrictions to include a new restriction against renting to unrelated parties. This proposed change was then voted on, and passed unanimously. Signature sheets were provided at the end of the meeting for attendees to sign, with the intent of separately gathering signatures of more than 50% of the homeowners of each phase.
 - b. **Lake & Park (Bernie Bernard):** Bernie reported on our \$42,000 spillway renovation to redirect floodwaters to the intended dissipaters, comprising a new berm, an erosion mat, and hydro-mulched grass seeding. Bernie then reported on the deleterious effects of fine-clay erosional runoff from The Ranch development into our lake, "chocolating" the water, with the clay particles likely staying in suspension indefinitely. He summarized his discussions with The Ranch contractor, a local engineering firm, and an environmental remediation firm, as well as his testing of the lake water. His working conclusion was that our lake water will turn over several times with future rainfalls, replacing the water currently into the lake, and that we can choose to clarify the lake with pH control (gypsum) once nearby construction has finished. Increased nutrient loading was negligible.
 - c. **Landscape & Maintenance (Kevin Griffin):** Kevin and Howard summarized their on-going study of ways to improve our park and other commons, including our new mowing schedule, beaver protections for trees, picnic tables, dock house repairs, new signage, the Arrington entrance, replanting trees repaving the boat ramp, upgrading the front of the dam for family recreation, and a possible playground.
6. **Election of Directors:** Election of **2 of 5** directors was held. Nominees submitted by the state-required nomination process were presented on the ballot as: **Ward Wells and Howard Williams**. These were voted in as Directors and were thus installed for standard 2-year terms, lasting until January **2021**.
7. **Adjournment:** Meeting was adjourned at **11:10 AM**


Bernie B. Bernard, Secretary