

MINUTES
Annual meeting of the HOA incorporated as
Nantucket Preservation Association, Inc. (NPA)
9:00 A.M. Wellborn Community Center, Saturday 18 January 2020

1. **Call to order:** Proof of Notice was presented. Meeting was called to order at 9:16 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 **26** votes in attendance and **22** more votes represented by proxy (including Brenda Watson, Joyce Nelson, Marilyn Chevalier, Charles Johnson, Cindy Holbert, and Marylou Price by texting), for a total of **48** votes in represented. He presented these records for inspection during and after the meeting. Meeting quorum per **By-Laws section 5.07** requires at least 46 votes out of the 229 votes possible (20%). Quorum was declared by the Secretary.
3. **Minutes of last Annual Meeting.** Copies of the minutes of the last annual meeting, held **26 January 2019**, 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 development plans, activities, and progress, including Arrington Road improvements, The Ranch, the Greens Prairie Reserve, and the land across Hwy 6 from the Nantucket Dr. overpass. He summarized our current understanding of new residential, commercial, and retail development plans. He also summarized his meetings with various government agencies about these matters.
 - b. **Secretary (Bernie Bernard):** no report.
 - c. **Treasurer (Cecivon stepping down):** Ward summarized 2019 expenditures and EoY cash on hand: **\$90,606**. There is no member in arrears with dues for the first time in our tenure. The 2020 budget put in place by the Board will allow HOA dues to remain fixed at \$300 for 2020.
5. **Committee Reports:**
 - a. **Architectural Control (Paul Wolfe):** Paul summarized our new home-leasing restriction and our intentions to enforce election sign restrictions.
 - b. **Lake & Park (Bernie Bernard):** Bernie reported that, with all the urbanization in the watershed of the lake, there is an increased chance of short-lived (1-2 hour) flash-flooding of the lake, due to the increased ability and speed of rainwater falling on new non-porous, non-vegetated surfaces to find its way to the lake. He also reported on the recent dam inspection report issued by TCEQ and our plans to develop and update required dam management documents. Bill Harris asked if our insurance covers liabilities associated with breaches of our dam. We will check on this.
 - c. **Landscape & Maintenance (Kevin Griffin):** Kevin summarized the bidding process for Commons landscape maintenance. He then discussed ideas and any progress on lighting and irrigation at the front entrance, tree planting, new playgrounds planning, the Arrington Rd. entrance improvements, possible park gate automation, and boat ramp upgrading. Howard stated that our intent is for the Commons to be an attractive feature of our neighborhood.
6. **Election of Directors:** Election of **3 of the 5** directors was held. Nominees submitted by the state-required nomination process were presented on the ballot as: **Bernie Bernard, Kevin Griffin, and Travis Tatum**. These were voted in as Directors and were thus installed for standard 2-year terms, each lasting until January **2022**.
7. **Adjournment:** Meeting was adjourned at **10:47 AM**


Bernie B. Bernard, Secretary