

# NANTUCKET PRESERVATION ASSOCIATION, INC.

## GENERAL MEMBERSHIP MEETING

As an owner at Nantucket Preservation Association, Inc. HOA you are cordially invited to attend the Annual General Membership meeting. This is your time to gain up-to-date knowledge of current and future HOA business. This is your best opportunity to participate in the decision-making process that is relevant to maintaining a healthy and safe neighborhood.

In accordance with Federal, State and Local requirements for social distancing due to the COVID-19 response, we will be hosting the Nantucket Preservation Association, Inc. Annual Homeowners meeting via Zoom. Below is the meeting ID and PASSWORD to register and join on January 23, 2021 from 9:00 AM – 12:00 PM

There will be an election of directors. The HOA Board of Directors consist of 5 Directors. There are 2 positions open for election for a two-year term. If you are interested in serving as a Director on the HOA Board of Directors, please review the Board of Directors Solicitation form included with this letter and email the requested information to [hoa@bhscaliber.com](mailto:hoa@bhscaliber.com). The Board of Directors Solicitation information must be received by Berkshire Hathaway HomeServices Caliber Realty (BHHS), no later than January 11<sup>th</sup> for a person to be placed on the ballot. If you are attending the meeting, registration and voting will be conducted via Zoom polling system as follows:

- **Enter the meeting ID(914 1227 7591) and PASSWORD(376152) in the Zoom app or website.**
- **It will then prompt you to register with your name, email, and property address.**
- **After registration is complete, go back to your zoom app and reenter the zoom link and password, to enter the meeting.**
- **Each lot has only one vote.**
- **Polling will automatically prompt you to vote while on Zoom call, during the election period.**

The meeting will follow the Agenda that will be emailed out a week prior to the meeting. If you are participating in the Zoom meeting, you can submit a question via “chat” at any time during the meeting. At the end of the agenda any questions submitted via Zoom will be read during the Open Discussion and a response will be provided at that time.

As a member of the HOA, your opinion is valued, so please mark your calendar to attend.

In the meantime, feel free to contact us with any questions or concerns that you may have. Be safe and stay healthy & hope to see you virtually!

Sincerely,

Suzan Reed Realtor/HOA Management Director

**R. S. V. P.**

**\*\*\*117 total members to make QUORUM\*\*\***

**If you do not plan to attend please return this form to our office**

\_\_\_\_\_ I WILL be attending via Zoom Meeting on January 23, 2021 at 9:00 AM- 12:00 PM.

\_\_\_\_\_ I WILL NOT be attending via Zoom Meeting on January 23, 2021 at 9:00 AM- 12:00 PM.

**PROXY**

I, \_\_\_\_\_ (owner name), a member/owner of  
\_\_\_\_\_ (property address) in Nantucket Preservation Association, Inc.,  
acknowledge that this proxy is to be used for quorum purposes only. The proxy will be held by  
management, but will not be used for their voting privileges for the Members Meeting for Nantucket  
Preservation Association, Inc. to be held on January 23, 2021, and any continuation or adjournment  
thereof, execute consents and otherwise act for me in the same manner and with the same effect as if I  
were personally present.

This Proxy and the authority represented herein may be revoked at any time by me, the undersigned,  
and unless revoked, it shall not terminate until after eleven (11) months from the date of this execution.

\_\_\_\_\_  
**Owner's Signature**

\_\_\_\_\_  
**Property Address**

\_\_\_\_\_  
**Date Signed**

\_\_\_\_\_  
**Email Address (required)\***

**THIS R.S.V.P MAY BE RETURNED TO:**

By Mail: Berkshire Hathaway HomeServices Caliber Realty  
c/o HOA Management  
700 University Dr E Suite 108  
College Station, TX 77840

By E-Mail: [hoa@bhhs caliber.com](mailto:hoa@bhhs caliber.com)

December 23, 2020

Nantucket Homeowner's Association

## Board of Directors Solicitation

The **Nantucket** Board of Directors is currently seeking volunteers to serve on the Board of Directors for the upcoming **2021-2022** term. If you are interested in being on the ballot for this year, please send an email with your name, property address and a **statement of your intent** to serve on the board to [hoa@bhhs caliber.com](mailto:hoa@bhhs caliber.com) no later than **January 11th, 2021**.

The ballot will then be available at the General Membership Meeting.

Whether you plan to volunteer or not, we want to make sure that we have the most current information for each member on file. Please email the following to [hoa@bhhs caliber.com](mailto:hoa@bhhs caliber.com)

- Name
- Property address (with unit number if applicable)
- Permanent mailing address
- Email address
- Phone number(s)

Thank you,  
BHHS Caliber Reality HOA Team

# AGENDA

Nantucket Preservation Association Inc. Annual Meeting  
Wellborn Community Center and by Zoom  
January 23, 2021 @9:00AM

Convene Meeting :

Proof of Notice of Meeting Waiver:- "all here are aware of this annual membership meeting for the calendar year 2021 for the purpose of discussing events to take place in the calendar and the election of two positions on the Board of Directors , Nantucket Preservation Association Inc.

Roll call and certification of proxies: Record attendance: Bernie Bernard will review list of eligible voters from Briley Blackshear and report number of member and proxies present.

4. Reading of and disposal of minutes of Annual Meeting held 18 January 2020. Bernie Bernard.

5. Report of Officers:  
Presidents Report  
Secretary's Report  
Treasurers Report

6. Report of Committees:  
a. ACC- - Paul Wolfe  
b. Lake & Park- Bernie Bernard  
c. Landscape/Maintenance- Kevin Griffin  
d. Capital Improvements- Kevin Griffin

7. Certification of Nominations ( attached) and Election of Directors ( 2 positions).

Management Group Q&A - Briley Blackshear

New Business: General membership

10. Adjournment.

**Nantucket Preservation Association**  
**Presidents Report - Annual Mtg 2021**  
**Ward V. Wells**

It goes without saying that COVID 19 has effected all of us within the past year. We, on the Board hope that each of our resident families are doing well.

One very positive outcome we have seen is the significant opportunities for our neighbors to enjoy Nantucket, a special place because of its rural, open, and pastoral atmosphere. Most of us sought out this neighborhood and purchased land/homes here for exactly those reasons. From my vantage point on Harpers Ferry, the number of people passing by has increased ten fold. Whether walking , family bike trips, or use of golf carts . This has been a perfect time to take advantage of the fresh air, or just taking a break from home schooling, and TV news to visit the park. Family picnics have increased threefold. A significant number of kids in the neighborhood have found out how enjoyable fishing or skipping rocks can be.

That value has been reinforced this past year with continued enhanced construction, mostly major renovations but some new projects. Paul Wolfe and his valued committee will give an update of ACC activities at the Annual meeting. Your Board continues its commitment to insure Nantucket remains that special place . Traffic is informally being observed and it should be noted that peak loads seem to be mainly at 8-9 am and 3:30 / 5:30 . The peaks can be attributed to daily school and work patterns. The vast majority of vehicular use is internal or from our two adjacent developments to the South.

The Board continues to be focused on public image, lifestyle and the impact on the value to our personal investments.

**Image, Upkeep of the Neighborhood:**

Last year a small group of individuals and members of the board had discussed the possibility of the addition of a natural play area in the main park. We have had those discussions and are very close to a specific plan for such a play area with supporting picnic area for parents to watch their children and a recirculating water feature for all to enjoy.

Three different improvement projects were completed in the past year. 1). The boat ramp was redesigned with several improvements that should be serviceable for several years with minimal maintenance. 2). A number of trees were planted below the dam to enhance that area ( Although the weather last summer did not help and we lost several trees). 3). The most significant project was the rejuvenation of the 22 year old fishing dock. The existing deck and railings were demolished, replaced and stained . The new dock now provides a much safer and pleasant area for membership gatherings in the future. We owe a “major thank you” to Kevin Griffen for his oversight and supervision of these projects.

Of particular note is that all of these projects were accomplished with use of funds from our reserves while maintaining our emergency reserves and keeping our fees at the same level for this year.

### **Administration/ Management:**

During the spring of 2020, we went through a transition in the management team at Berkshire Hathaway HomeServices Caliber Realty. We will be working closely with Suzan Reed, HOA Manager and Briley Blackshear, HOA Assistant Manager. Our primary contact will be Briley. Hopefully you will have the opportunity to be introduced to them at the Annual meeting. We have benefited from this new working relationship. Communications have improved and most of us on the Board and the general membership have enjoyed the timely response to questions and solutions. In the near future, we hope to review the covenants and deed restrictions looking to develop greater consistency amongst the different phases in the development.

Enclosed in your annual meeting package is the board approved budget for 2021. By this time, you will have received your 2021 HOA fee notification. The accounts summary, reported by Travis Tatum, Treasurer, show the HOA expenditures are within our 2020 budget and the 2021 annual fee will remain at \$300. This will cover our costs for these initiatives while maintaining a 10/11 month budget reserve.

### **Communications**

As a reminder, the website : [www.nantuckettx.com](http://www.nantuckettx.com), that was put in place in 2017 is updated on a continuous basis and is to be used as the official method to communicate with the board. The use of the Nantucket Neighborhood social media site, while very useful for social discussions among homeowners and neighborhoods, is not appropriate for official HOA business or notifications.

For myself and the Board, we want to thank Howard Williams for the significant time and contributions he has made to the HOA as a member of the Board for many years.

**Special Note: As of this date we will be attempting to have the annual meeting both live at the Well-born Community Center and by Zoom— If you are uncomfortable or unable to attend. It is extremely important that you send in your PROXY ( enclosed in this meeting announcement )**

Please keep well and safe for the new year.

Best

Ward V. Wells, President  
Nantucket Preservation Association

## Nantucket 2021 Budget

Income (230 @ \$300.00)

<u>GL Account</u>		
4101	HOA Dues Income	\$69,000.00
	Less Delinquency	(\$1,200.00)
	Income	\$67,800.00
Expenses		
5000	Management Fee	\$7,225.00
5003	Postage	\$550.00
5010	Lighting/Lihgting Repair	\$750.00
5011	Lake Maintenance	\$1,000.00
5012	Park Maintenance	\$500.00
5014	Fence/Gate Repair	\$500.00
5017	Annual Meeting	\$500.00
5041	Electrical	\$2,000.00
5083	General Maintenance	\$2,500.00
5047	Trash Pick-up	\$150.00
5063	Insurance	\$2,050.00
5071	Accounting Fees	\$600.00
5072	Legal Fees	\$1,000.00
5005	Lawn Maintenance	\$39,600.00
5006	Irrigation Repairs	\$750.00
5013	New Plantings	\$2,000.00
5015	Mulch/Color Change	\$100.00
5100	Miscellaneous Expense	\$150.00
5301	Property Taxes	\$10.00
5403	Electric	\$1,110.00
5406	Sprinkler	\$600.00
5610	Office Supplies	\$200.00
5650	Bank Fees	\$15.00
5092	HOA Technology Fee	\$264.00
5660	Contingency & Reserves	\$3,676.00
<b>Total Expenses</b>		<b>\$67,800.00</b>

# Profit & Loss

Property: Nantucket Preservation Assn., Inc.

01/01/20 - 11/30/20 (cash basis)

	<u>Amount</u>
<b>INCOME</b>	
4100 HOA Income (non-posting)	
4101 HOA Dues Income	66,900.00
4102 HOA Late Fees	104.58
4106 HOA Misc.	110.00
4100 Total HOA Income (non-posting)	<u>67,114.58</u>
<b>TOTAL INCOME</b>	<b>67,114.58</b>
<b>EXPENSE</b>	
5000 Management Fees Expense	6,622.88
5003 Postage	416.01
5017 Meeting Expense	-348.55
5040 Repairs & Maintenance Expense (non-posting)	
5041 Electrical	1,930.85
5047 Trash Pickup	142.03
5083 General Maintenance	2,635.00
5040 Total Repairs & Maintenance Expense (non-posting)	<u>4,707.88</u>
5060 Insurance Expense (non-posting)	
5063 Liability Insurance Expense	1,170.00
5064 D&O Insurance	832.00
5060 Total Insurance Expense (non-posting)	<u>2,002.00</u>
5070 Legal and Other Professional Fees (non-posting)	
5071 Accounting Fees	500.00
5072 Legal Fees	80.00
5070 Total Legal and Other Professional Fees (non-posting)	<u>580.00</u>
5080 Lawn Care (non-posting)	
5005 Lawn Care	37,329.48
5006 Irrigation Repairs	245.00
5013 New Plantings	4,702.69
5015 Mulch/Color Change	53.75
5081 Lawn Care - Entrance	-6,725.62
5080 Total Lawn Care (non-posting)	<u>35,605.30</u>
5100 Miscellaneous Expense	185.45
5300 Taxes Expense (non-posting)	
5301 Property Taxes	6.52
5300 Total Taxes Expense (non-posting)	<u>6.52</u>
5400 Utilities Expense (non-posting)	
5403 Electric	1,036.68
5406 Sprinkler	542.45
5400 Total Utilities Expense (non-posting)	<u>1,579.13</u>
5610 Office Supplies	138.60
5092 HOA Technology	132.00
<b>TOTAL EXPENSE</b>	<b>51,627.22</b>
<b>NOI</b>	<b>15,487.36</b>
<b>NON OPERATING EXPENSE</b>	
5702 Capital Expenses	22,372.00
<b>TOTAL NON OPERATING EXPENSE</b>	<b>22,372.00</b>

NET INCOME

-6,884.64

NET INCOME SUMMARY

Income	67,114.58
Expense	<u>-51,627.22</u>
Net Operating Income	15,487.36
Non Operating Expense	<u>-22,372.00</u>
<b>NET INCOME</b>	<b><u><u>-6,884.64</u></u></b>