

PATTISON OAK MEADOWS  
HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING  
January 9, 2019  
MINUTES

The meeting was called to order by President Kevin Cessac at 7:00pm.

The President welcomed new Director Robert Meyer.

Present were: President Kevin Cessac, Treasurer Wayne Kircher, Secretary Lya Coulter, Board Members Albert Navarro, Alex Olivo, and Robert Meyer. Residents present were: Jessica Olivo, and Larry and Debbie Robinson.

Officer's Report

President's Report –

ACC – There are two pending projects. There does not appear to be any more pending sales.

Mail box/Entrance signs property –

The developer is still working on getting a survey of the front portion of the subdivision to divide the “common property” from the lots across the four front lots. However, the green space at the back of the property should be deeded to the HOA in the near future.

Deed Restrictions and Bylaw Review –

President Cessac appointed a committee of W. Kircher, A. Navarro, and L. Coulter to complete a review of the Bylaws and Deed Restrictions in order to develop documents which more reflects the operation of the HOA and resident's desires. The group will meet next week.

Treasurer's Report –

The Treasurer presented the HOA financial documents. As of today, the balance in the HOA account is \$24,642.21. This includes \$3,150 collected since Dec 31, 2018 in 2019 HOA dues. (The Treasurer received three payments during the meeting.) Highlights of the report include:

There is a 52.6% increase in our funds since 2017.

Special Projects was increased (by consensus) to \$2,000 for 2019.

A. Navarro moved and Robert Meyer second approval of the budget with the change. The motion passed.

## Secretary's Report –

Debbie and Larry Robinson asked how do they receive their invoice. Until further notice, they will receive all communication by mail.

All dues invoices went out via email on Jan 6, 2019 with two exceptions, which have to be mailed. Additionally, one email address refused to accept the email with the invoice, so that one will also be mailed. The Robinson's stated they do not have internet, so the Secretary will drop off their invoice at their home the next day.

The Bylaws currently states the dues are due January 1<sup>st</sup>. And while there is a provision to access fines, the Board of Directors would like to clarify this area during the Bylaw review.

### New Business

Storm Basin signage – The treasure has a quote on two different sizes for proposed “No Trespassing” signs. Larry Robinson advised us of legal requirements for sign. R. Meyer moved and A. Navarro seconded to purchase the 18 x 24 sign for \$120.00 without installation. The motion passed. However, no action will be taken until further research can be completed.

R. Meyer moved and A. Olivo seconded to hold the General Membership meeting at Microflex. The motion carried. The date of June 6, 2019 was set.

No action was taken on the 2019 elections. The item was tabled until the Bylaws Review Committee meets.

A roundtable discussion of drainage issues in the subdivision and Pattison was held. There was no action for the Board of Directors.

A. Navarro asked about the lack of speed limit signs and possibly lowering the speed limit in the subdivision. It was brought to our attention by resident Larry Robinson that un-posted residential speed limit in Texas is 30 MPH. Discussions by the HOA Board and Residents present agreed that 30 MPH for our subdivision was too high. Wayne Kircher said he would discuss with the Pattison City Council on proper procedure to make this happen. The suggested speed limit change was 25 MPH, however no vote was taken on the matter.

The meeting adjourned at 8:19pm.

### [Post Meeting Information:

1. The minutes of the 1st meeting were not read and therefore, not approved. The minutes from this last meeting and this meeting will be presented at the next meeting for approval.
2. Per W. Kircher, he discussed the matter of the speed limit signs and lowering of the speed limit to 20 MPH with Pattison Mayor Joe Garcia. The request was then sent to the Pattison City Attorney to develop a City Ordinance to set the speed limit to 20 MPH, which has been prepared, however W. Kircher replied to City Attorney's draft document correcting the names of

the roads stated in the ordinance. This item is now on the agenda for discussion at the next City Council Meeting.

]

#### Attachments

Agenda

Treasurer's Report

LC/lc BofD Jan 2019 Mtng Minutes 20190118