



**Pattison Oak Meadows HOA
General Membership Meeting
August 19, 2021**

Minutes

- **Call to Order**
 - President Kevin Cessac called the August General Membership Meeting to order at 7:00 pm.
- **President's Welcome**
 - Kevin introduced the Board Members and welcomed everyone to the meeting.
- **Roll Call of the Board**
 - Johnna (Secretary) took Roll Call.
 - Board Members Present: Kevin Cessac, Wayne Kircher, Johnna Rhodes, Tim White, Josef Richardson and David Woods.
 - A Quorum was declared.
- **Approval of Minutes of Previous meeting/s**
 - Board members reviewed the Minutes from the January 16, 2020 Board Meeting. A motion was made by Wayne Kircher and seconded to accept the Minutes as prepared. Minutes were approved.
- **Presentation by High Sierra Management Co.**
 - Wayne Kircher had arranged for a presentation by Sherri Cary President of High Sierra Management Co. to discuss her company and how they could benefit Oak Meadows. Unfortunately, she was not able to attend, therefore Wayne lead a discussion relaying information he had discussed with Sherri Cary in previous phone conversations.
 - Wayne stated the 3 main items he discussed with Sherri where she stated her company could help with:
 - Deed Restriction Enforcement
 - Guidance with Deed Restriction Amendments
 - Guidance with working with John Thuman in the turnover of Reserve "A" & "B" officially to the HOA.
 - It was noted a quote had not been received at the time of the meeting, and the Board would have a separate meeting to meet Sherri in person and discuss the proposals at a future meeting.
 - A general discussion with the membership took place.
 - No action was taken at the meeting

- **Officer/Board member Reports**

- President (Kevin Cessac): Provided a verbal report.
 - Kevin discussed an update of the ACC activities:
 - Method to enforce restrictions.
 - Point of contact for restriction complaints.
 - Establishing a form for building or improvements submittal to the ACC with an ACC sign-off that can be given back to the owner after approval. This would provide the owner with proof the project was approved. **Post meeting information: Rhonda prepared these forms.**
 - Wayne discussed the new Texas Law as of Sept. 1st, requiring the Architectural Control Committee be a separate group of people from the HOA Board, and can't include spouses of Board Members. **Post meeting information: Rhonda McDonald volunteered to be the Chairperson of the ACC and solicit volunteers to be part of the committee.**
 - No Action taken at the meeting
- Secretary (Johnna Rhodes): - No Report
- Treasurer (Wayne Kircher): Provided and reviewed written reports.
 - Wayne provided copies of the Balance Sheet, Income and Expense details as of Aug. 16, 2021.
 - Highlights of the Financial Status:
 - Current Checking Account Balance as of 8/16/21 - \$47,199.15, Includes HOA dues of \$350.00 from 1 owner for 2022.
 - We ended 2020 with a total of \$36,639.37, as of 8/16/21 there has been an increase of \$10,559.78 acknowledging there were still expenses between August and year end that will occur.
 - Net Income as of 8/16/21 Vs. approved budget is \$9,414.78 higher than planned. This is due to monies budgeted but not spent or partially spent in 3 main categories, Legal fees, Mowing Expenses, and Special Projects.
- Joe Richardson – Board Member #1
 - No Report
- Tim White – Board Member #2
 - No Report
- David Woods – Board Member #3
 - No Report
- Committee Reports
 - No Committees have been established at this time

- **Old Business**

- Deed Restriction Amendments

- Kevin discussed possible amendments mentioned in the past:

- Remove “The Declarant” and any mention of “subdivision developer” from the document.
 - Allowing up to 8 ft high fences along the outside perimeter possible with ACC approval.
 - HOA Dues must be paid by January 1st of each year with a 15-day grace period with late fee of \$25.00/ lot.
 - Requirement for Treasurer to have a Bond?
 - Add a job description for Board Members 1-3.
 - Consider banning Fireworks in the subdivision. **Post meeting information: This is unnecessary since fireworks are illegal in the City of Pattison.**
 - No motorized vehicles in the park area. **Post meeting information: This is already stated in the Deed Restrictions.**
 - No Action taken at the meeting.

- Wayne suggested a committee be developed to work on this in consultation with an HOA lawyer.

- Turnover of the Reserve “A” & B” from John Thuman to the HOA. Wayne suggested consultation by an HOA Lawyer for guidance.

- **New Business**

- Kevin mentioned the idea of having a community wide garage sale once a year.

- Wayne mentioned the area within the 30’ HOA boundary to the left of the Storm Basin within the tree area that was cleared of brush in 2020, the start of the path to the Reserve has started to re-grow and suggested getting a quote from Sander Outdoor to clear the cut branches so volunteers could mow it.

- **City of Pattison – What’s Happening in the City**

- Wayne provided and reviewed a report on the highlights of the city council activities for 2021.

- **General Membership suggestions/comments**

- **Kevin opened the floor for General Membership comments and suggestions.**

- Greg Rhodes mentioned the traffic problem relating to the Royal schools. Melissa Woods said she would discuss it with the school Board.

- **Adjournment**

- Meeting was adjourned by Kevin at 8:30 pm

Submitted by:

Wayne Kircher on behalf of
Johnna Rhodes