

# PATTISON OAK MEADOWS HOA

P.O. BOX 313, PATTISON, TX 77466



## MINUTES General Membership Meeting<sup>1</sup>

Meeting Date: August 29, 2018

Location: Microflex Corporation Board Room, Pattison, TX

The meeting was called to order by President Kevin Cessac at 7:04pm.

The minutes of the January 25, 2018 Board of Directors meeting were read by the Secretary. No corrections were noted.

The President stated we have a short agenda, which should equal a short meeting. He asked everyone to stay on topic.

Board Roll call –

Present were: President Kevin Cessac, Treasurer Wayne Kircher, Secretary Lya Coulter, Board Members Albert Navarro, Paul Riss, and Alex Olivo.

The President reminded everyone the officers and Board members are volunteers working to make our community better and encouraged anyone who is will to join the board or run for office as we have elections this year. Kevin gave the floor to Wayne to introduce the Mayor of the City of Pattison, Joe Garcia.

Mayor Garcia welcomed to Pattison all those whom he had not met. Some of the highlights of the City of Pattison:

We have a new municipal court and trying to implement it;

In 2010, the official census was 472 folks and we are still growing. We can decide what we want in our community;

Upcoming events in Pattison include the community meeting scheduled for September 16 at the church downtown;

We also have a new venue, the Pattison House (the old Buford home). The owners have undertaken a major renovation of the house and barn and it is a beautiful venue for about 200 people. The President commented last year's Christmas get-together was very nice. The mayor stated he is working with the owners of the Pattison House to possible move the event to their venue this year as the event may have outgrown Mamie's. Mamie's is the local restaurant downtown in a converted house serving "down home" food.

The mayor agreed that the last meetings minutes captured the essence of where we are on roadwork. It is done by the county and is limited to the taxes paid to the county, which is approximately \$2M to repair all roads. The City of Pattison spent \$270,000 on two streets and \$75,000 this year on the old homestead. \$45K has been set aside of r the street is oak meadows, but funding is limited. The city does not levy a property tax and the only revenue is sales or franchise tax.

The mayor is looking into possible hydrovac to clear the culverts of Oak Meadows; TXDOT has a truck.

The mayor continued by advising the City of Pattison has a good history. The volunteer fire department has a fundraiser on September 8, and there is a community event on October 27 in downtown Pattison. The October 27 event coincides with the DEA National Take Back Day (the Sheriff's Department will have a "no questions asked" drop off point for all unwanted, unused, expired, and dangerous drugs). The Red Cross will be present and have fire detectors and a shred truck will also be available.

The mayor encouraged everyone to sign up for the Waller County "Code Red" (available through the county website) which is run by the Office of Emergency Management. The system communicates with citizens on an as-needed basis. For example, today they reissued the burn ban.

The City Council meets the first and third Tuesdays most months and everyone is welcome to attend at the ISD administration building. The council members have long standing in the community. Oak Meadows is well represented with two residents currently serving on the council.

Platted in 1886, Pattison has a rich history; the railroad used to run through the town and there was a vibrant downtown area. He hopes everyone can find a way to participate in our community.

The mayor advised everyone he is usually at Mamie's on Saturday mornings for breakfast and meeting constituents; anyone is welcomed to join him. The mayor thanked everyone and left.

All residents present introduced themselves and identified their property. Based on the sign in sheet, present were:

Lawrence Brandyburg, Kevin Cessac, Mary Cessac, Kenneth Coulter, Lya Coulter, Michael Houts, Sylvia Kircher, Wayne Kircher, Becky Meyer, Robert Meyer, Eliseo Munoz, Ana Munoz, Alberto Navarro, Alejandro Olivo, Jessica Olivo, Timothy Purdy, Johnna Rhodes, Greg Rhodes, Gail Richardson, Josef Richardson, Debbie Robinson, Larry Robinson, Paul Riss, Seth Stokes\*, John Thuman, and Tommy Vance.

\*Seth Stokes was not present while the mayor of Pattison was present.

Secretary's Report –

Everyone was reminded to sign in on the roster at the door. If there is an "\*" by your name, please see the Secretary after the meeting;

A written notice will be sent to all owners announcing the November election and solicitation for nominees. The voting guidance and deadline will be set by the current Board before the notice is sent out;

As an HOA, we are required to comply with Texas Law regarding HOAs. Which ones apply to us and what our responsibilities are exactly is still being researched and a report made in the future.

#### Treasurer's Report –

Wayne provided a detailed document of the collection and distribution of HOA monies. He noted the following:

One lot/homeowner has not paid their HOA dues for 2018;

Our biggest expense is mowing;

We are short on funding the 2018 budget as it was built on the projection of two more lots being sold (which has not happened);

A review of the spreadsheet was done.

Special projects included adding cement to the front of the mailbox stands. Other projects are put on hold until we have more control.

John Thuman discussed several topics:

#### Park Reserve/Green space and drainage area -

He has talked with a title company and there is a process to transfer to the HOA. He is selling to the HOA for \$1, but there are some fees related to closing and surveying.

John has not yet found a surveyor for a reasonable cost. One company told him no and another quoted a price that was far beyond what the customary price to do the work.

Entryways are included in lots, therefore to separate them, the remaining lot would be less than an acre. The city will need to issue variances for a tract with a home under one acre and then issue new deeds. There should be no problem, but at least one home site would be less than an acre. He would like to finish this by the end of the year so the taxes can be transferred to the HOA, but he has not been able to accomplish this. Additionally, only two entities can own the park/green space and drain; that's the Declarant or the HOA. The park is all flood plain and the drain can't be used for anything else. A specific percentage of the total acreage must be park reserve/green space.

As the recipient of the property, the HOA will have to pay some fees and he will pay some fees. John could not give a cost on the fees as they are usually a percentage of the sale price (in this case \$1)

Wayne stated he has had some conversations with Joe Garcia and the City of Pattison is willing to give variances. John stated he just has not been able to physically get this done.

ACC -

Everything that can be seen on your property should be submitted to the ACC. Whether you are building a fence or a shed on your property, everyone is required to get permission from the ACC. John stated the ACC is deed restrictions to protect our value. It is intended to make it a good place for everyone. Propane tanks should not be visible from the street.

Wayne asked about construction on the horizon. The only construction in the near future will be the Josef and Gail Richardson on Red Bird Lane. They hope to break ground in October.

The ACC has no secrets. Everyone's home is unique and what comes before the ACC is available for review.

Remaining lots –

There are three lots advertised on HAR. John stated he has not decided what to do with the others.

Al asked if we could put up no trespassing signs around the drain and green space areas as many times there are cars going back in forth around the area late at night. Comments included that some runners are running around the perimeter of the drain and kids are using it as a cut through as well as a large amount of trash seems to always be there.

John closed with inviting anyone who would like to attend a party at his house this Saturday. He is expecting approximately 200 guests. RSVP. Gate opens at 5pm, dinner at 6 and fireworks at 8pm.

Kevin stated that instructions and ballots for the November election of officers and board members will be communicated to members later.

During the open discussion the following came to the floor:

Robert Meyer asked about a loud whine that is coming from the elementary school AC unit at night. It was recommended he contact the ISD administration.

Everyone present received an invitation to the Community Party on October 6. A sign-up sheet was circulated. Everyone will receive an invitation by mail.

Seth stated we have input in what Pattison becomes. The transportation growth plan will make some changes we may not want in the area.

Seth reminded everyone that the city of Pattison does not have property taxes, so it is difficult to do many things residents want done because the revenue is very low. Grants are being looked at, but most of them require a match or a consistent revenue stream.

The meeting adjourned at 8:20pm.

Lya Coulter  
Secretary  
Pattison Oak Meadows HOA

Attachments

Agenda  
Treasurer's Report  
January 25, 2018 Board of Directors Minutes  
Community Party Invitation  
Community Map

LC/lc 20180220  
Minutes Oak Meadows HOA Board of Directors 20180125