

Pattison Oak Meadows HOA

General Membership Meeting

October 25, 2022



- **Call to Order**

- President Wayne Kircher called the meeting to order at 7:06 pm.

- **Announcements**

- Thursday, October 27, 2022, Waller County will have a Regional Transportation Meeting from 6-7:30 pm at the Pattison House. All are invited to attend.
- Saturday, October 29, 2022, the City of Pattison is holding a National Drug Take Back Day and document shredder at the City Hall from 10-2 pm.
- The City of Pattison is celebrating its 50th Anniversary this year. There is a celebration on Saturday, December 10th at the Pattison House from 1-6 pm.
- Wayne welcomed all the neighbors in attendance.
- Wayne introduced the board and members of the architectural committee.

- **Roll Call**

- Board members Wayne Kircher, Josef Richardson, Marcia Stokes, Maria Guerra, Tim White, and David Woods were present, and a quorum was established.
- In addition, a representative from seven neighborhood households was in attendance.

- **Approval of Minutes**

- Board members reviewed the minutes from the May 24, 2022, meeting. A motion was made by Josef and seconded by David to accept the minutes and they were approved as written and unanimously approved by the board.

- **Business**

- **President**

- Wayne thanked Rhonda McDonald for her help as chairman of the architectural committee over the last year.
- The recent activity regarding the reserve "A" and "B" areas was discussed. The attorney, Matt Vahalik, has sent two letters to John Thuman and a copy of the deed asking him to officially turn over the reserve area to the subdivision. The attorney has received a response, but Wayne has not seen the response. The attorney has said that John is ready to discuss the issue.

- **Secretary**
 - Marcia requested to please contact her if there are any corrections to the neighborhood directory. She will no longer be emailing the directory to the neighborhood so please reach out if you would like a current copy.

- **Treasurer**
 - Wayne gave the Treasurer's report, on behalf of Treasurer Maria Guerra. The financial statements, a copy of which had been previously emailed to the neighborhood, were discussed. A motion was made by Tim and seconded by David to accept the treasurer's report as presented and it was unanimously approved by the board.

- **Josef Richardson – Board Member #1**
 - No report

- **Tim White – Board Member #2**
 - No report

- **David Woods – Board Member #3**
 - No report

- **Architectural Committee**
 - Please contact Rhonda McDonald if you would like to be a member of the committee. They are looking for one additional member.

- **Nominations for 2023 Board Members**
 - The following nominations were made by President, Wayne Kircher. No additional nominations were made from the floor for any position.
 - Vice President – Josef Richardson
 - Treasurer – Maria Guerra
 - Board Member #2 – Tim White
 - Board Member #3 – David Woods

 - Board Member #1 will continue to be vacant as there were no nominations for this position. Please contact a member of the board if you would like to fill this position. This position's term would end in December 2023.

 - As there was only one nomination per office, Texas law allows the membership to elect the slate of nominees by acclamation. A motion was made by Mike Houts and seconded by Rhonda McDonald to accept the slate of officers as nominated and it was unanimously approved by the membership in attendance. All terms for the new board members will end in December 2024.

- Wayne asked if there are any items in the deed restrictions that needed to be changed. He suggested that changes to the entire document need not be done but rather to vote on individual items. The board will discuss these changes at the January board meeting, write them up, and circulate them to the neighborhood for approval. The item will need 2/3 approval of the neighborhood to pass.
 - A resident brought up being allowed to own chickens as the deed restrictions say no fowl are allowed. Texas law says that an HOA cannot regulate having chickens but can limit the number allowed as well as the distance from the property line. Wayne suggested that we review what other neighborhoods are doing and set up some reasonable guidelines for our neighborhood to follow.
 - A question was asked about parking on the street. We cannot regulate people parking on the street because it is city property. We can only ask people to park in the driveway but not make it mandatory.
 - The deed restrictions are posted on the website. If anyone has any suggestions for changes, please send them to Wayne before the January meeting for discussion.
- A discussion was had to have a community garage sale. There appeared to be interest in one, but no decision was made.
- Wayne asked if anyone would like to oversee the planter boxes in front of the neighborhood rather than the neighborhood paying a company to maintain them. If you would like to do this, please contact Wayne.
- Please contact Wayne if anyone is interested in hosting a community party.
- A discussion was had with a resident regarding the types of garages that are allowed in the neighborhood. Any questions regarding designs should be addressed with the architectural committee.
- **Adjournment**
 - The meeting was adjourned at 8:00 pm.