

P. O. BOX 415
CHANDLER, TX 75758
NOVEMBER 12, 2016
MINUTES

Board Members present: Greg Rosato, Tom Wine, Chuck Sage, Diane Deckert, Jennifer Shafer

1. The meeting was called to order by Greg Rosato.
2. The invocation was given by Chuck Sage.
3. The Pledge of Allegiance was given to the United States Flag.
4. A motion to accept the minutes for the October 8, 2016 meeting was made by Chuck Sage. Second by Tom Wine. All approved.
5. A motion to approve the Financial Statement for October 1 – October 31, 2016 was made by Diane Deckert. Second by Chuck Sage. All approved.

6. COMMITTEE REPORTS

A. ARCHITECTURAL CONTROL – Chuck Sage

Chuck said he had contacted a majority of the people from list he received from Seena at last month's meeting. He said he is setting up an appointment with the Fire Marshall to discuss some of these properties and the burned down property. He is continuing to contact people.

B. POOL AND PLAYGROUND – Tom Wine

Tom reported that a new 50 pound tub of tabs, which cost \$165.00, disappeared after 2 days. He said he received a cleaning bill for last month for \$699.00. Tom received a written bid from the pool company to come out every other week during the winter to service the pool and furnish chemicals for \$300.00 per month and \$500.00 per month if they come out every week. Tom explained that the HOA needs to skim the water and clean the baskets Thursdays through Sunday. On Fridays, the pool company will service the pool. Tom said the pool has been costing \$700.00 per month. Greg said he has a list from the State inspector with what needs to be done. That includes repairing chlorinator, install black tape on the steps, fix broken ladder and "NO Diving" needs to be painted on the deck. Diane said that before the HOA commits to a contract or spending money on repairs we need to review the budget for 2017 to determine if we can afford the pool. Greg said the board will review all the information and decide if we can afford the pool. Tom said he is getting figures in writing from contractors which will help with the budget for next year.

C. NEIGHBORHOOD WATCH - Need a volunteer

D. CARDS AND FLOWERS – Belinda Tompkins

Belinda was not at the meeting. Chuck said he got an email from Belinda telling him that she had sent out a couple of welcome packets and get well cards were sent to Dan Brotten and Greg Rosata.

E. NEWSLETTER – Belinda, Cece, Tom

Greg said the newsletter is being worked on and should go out with the 2017 dues statements at the first of the year.

F. COMMUNITY CENTER – Chuck Sage

Chuck reported the Community Center is rented for Thanksgiving and Christmas. It was rented twice last month and once this month. .

G. WEBSITE – Greg Rosato

Greg said updates are made to the website as we get them. Tomorrow, it will be updated to include the minutes that were just approved.

7. OLD BUSINESS

- A. Greg said the only resalable lots the WOA owns are lots 59, 60, 61 in Block 8. He explained that since the state requires you have 2 lots to put in a septic system these lots need to be sold together. If we sold 2 lots, that would

leave us with one lot that can't be used for anything. He said the lots are listed for sale on the website with no price. Greg said a realtor had said \$7,000.00 plus would not be unreasonable. Cece said we need to sell the lots quickly because we are responsible for the taxes, which are approximately \$450.00 for this year and we already owe \$1,700.00. Greg pointed out that we would need to get at least \$2000.00 to \$2,500.00 to cover what we owe on the lots. Cece suggested we also put a "For Sale" sign on the lots with website information and telephone number. Chuck made the motion to put a price of \$7,500.00 as negotiable on the website and put a for sale signs on the lots. Tom second. All approved.

- B. Greg said the dog problem on Wildewood, operating a business by selling puppies is still an issue. Richard Franco sent the board a letter about the dog problem continuing. Greg said he drove by the house and there were 5-6 pups in a 5x5 pen with no water or food. If neighbors see this they should report it to the county or SPCA. They can go after the renters about the treatment of the dogs. Chuck said he knows someone with SPCA and would talk to them about the matter. Greg said the only thing the HOA can do is go after the owner. It is the owner's responsibility to be sure the renters are in line with what needs to be done. He said the situation has been brought to the attention of the owner but nothing has been done. He suggested a certified letter be sent to the owner letting them know they can be fined if their renter does not follow the restrictions. Advertising pups for sale on Craig's List is considered operating a business out of the house. Chuck made a motion to send the owner a certified letter. Second by Tom. All approved.
- C. Greg said a big thank you goes out to Richard Franco who installed tires on the boat dock.

8. NEW BUSINESS

- A. Greg said we needed to discuss the \$25.00 new owner Welcome Gift that was approved at last month's meeting. Tom said there were 6 new owners in the last months and that times \$25.00 each is something we cannot afford. Cece suggested we form a Welcome Committee to come up with ideas on how to welcome new owners. Cece and Jennifer said they would work on the Welcome Committee. Tom suggested since Belinda was not present and the Welcome Gift was her idea, this issue should be tabled until the next meeting. Chuck made a motion to table the issue until the next meeting. Second by Jennifer. All approved.
- B. Greg said we need to form a Budget Committee for 2017 and that we need 4 or 5 members. Diane said she would do it. Cece, Tom and Greg said they would also be on the committee. Motion to accept the Budget Committee was made by Tom. Second by Chuck. All approved
- C. Greg said we would like to start having an Educational hour for the Board to discuss things such as ByLaws and Restrictions. He explained this would not be a formal meeting but would be classified as a workshop with no minutes, nothing voted on, no actual HOA business. It would be an informative session to help us understand things like the By Laws and Restrictions. We would like to meet an hour before the regular monthly meeting.
- D. Jim Hedrick brought up a matter concerning a new owner on Springwood Circle who moved a small RV camper onto her lot and there is all kinds of junk in the yard. Cece said they had received a complaint about the lot, so she and Tom drove over there and talked to Glenda, the new owner. Glenda did not know there were restrictions. Cece emailed her a copy of the ByLaws and Restrictions. Cece suggested a board member go talk to the new owner. Diane said she and Chuck would talk to her. Chuck said we need to get consistent with enforcing the Restrictions. Jennifer said there is a similar situation across the street from her.
- E. There was a discussion about the Durst house on Wildewood. There are parties, noise, drugs, drinking and a sewage problem at this house. Greg said this is not an HOA problem but a county/state problem and the solution would be to call the sheriff.
- F. Greg said there will be Greater Lake Palestine Council meeting on November 17th at 7:00 pm at the Chandler City Hall. They will have an engineer from Ft. Worth to bring people up to date on the pipeline which will affect the lake. For more information call Orville Bevel.
- G. Chuck made a motion to adjourn. Diane second. All approved