

Annual Meeting

October 5, 2018

Board Members in Attendance: Wayne Roberts, Brad Cunningham, Nancy Aspaas, Bill McClure

HOA Members in Attendance: Feris, Forehand, Millner, Patel, Sharma, Snyder, Weissinger

Call to Order was made at 7:08 by Bill McClure. We welcomed 10 homeowners. Board Introductions were reviewed.

Financial Report delivered by Wayne Roberts. Wayne passed out a prepared budget for review. Regarding income, the budget income was more than expected. At the review anniversary the HOA was \$587 ahead of budget, mainly attributed to 3 additional homes sold. Annual expenses for the calendar year came out under budget. The budget surplus of \$2000+ was shifted into the contingency reserve fund. Wayne reviewed the reasoning for generating a reserve. The Bradford pear trees on Cannon are starting to age. The 35+ pears are a liability and would be expensive to replace. The plan was to generate the reserve fund so there would be no need to assess the homeowners at an unknown point in the future to manage this issue specifically or any other high cost expense that should present itself. Annual pruning has been added to the landscapers' responsibility. This is intended to prolong the life left in those trees. We contacted the city to determine our HOA responsibility with regard to managing or replacing the trees. The city has given us permission to handle the trees in whatever way is acceptable to the HOA. At this point the issue has been tabled by the board until such point that action must be taken to manage the situation.

The plan to build a reserve of 50% of the operating budget was able to be done over the course of 5 years without raising the homeowner dues. It was agreed upon by the board that any surplus would be moved to the reserve with no additional vote required.

Wayne made a motion to take an additional \$1000 and move it to the reserve which would bring us to \$12,888 in the reserve fund. It is expected that by the end of this year we will have our reserve plan of a 50% budget reserve in place with NO additional need to assess homeowners or raise dues.

There will need to be additional discussion and planning with the advice of a landscaper as to what we need to put in place as we phase out aged pear trees. The balance of minimizing cost and retaining aesthetic will need to be considered. The current landscaping service provides the service of trimming the pear trees annually in an attempt to prolong their life. The new landscaper is providing this service and annually this is a reduced expense to the HOA. Bottom line; it was the boards intention to avoid an assessment at all costs.

The minutes from the August Board meeting were reviewed and accepted as written.

Social Committee

Nancy Aspaas briefly reviewed how the garage sale went in April. There were 22 residents that participated over the course of 2 days. The feedback from the homeowners that participated was positive, they were pleased with the volume of traffic and 4 homeowners were pleased to take advantage of the offer made by Nancy Aspaas to remove unsold items and deliver them to the Colleyville Goodwill Donation station. There were no expenses from the Social committee budget related to the execution of the garage sale. We were able to use the community sale signs that were printed last year because they were safely stored. We only lost one this year during the 2 day sale and will determine during the preparation for the next sale if additional signs need to be purchased for the sake of notifying passers by of the community sale.

A brief review of what the social committee delivers to new homeowners was given. The social committee has a standard letter welcoming new neighbors to CTE. The letter also invites them to join the social committee gmail mailing list. The gift bag that is delivered has the neighborhood directory, a bound copy of the CC&Rs, the welcome letter and a \$25 gift card to a local home improvement warehouse. 2 welcome packets were delivered this year. We are still waiting on the closing documents from 2 recently sold homes and expect to need to deliver at least 2 more before the end of the year. We have enough gift cards from last year's expenses to cover the current needs. We anticipate needing to purchase \$100 more of cards before the end of the next budget year.

The holiday décor that has been on the entryway monuments for the last few years have been disposed of. There is an ongoing discussion about replacing them. The social committee will propose a replacement to the board at the next meeting. We have in mind simple, large scale wreaths on each entryway wall at Sage Trail. The anticipated cost of these will not exceed \$500. They will be stored by a volunteer homeowner by being hung on the wall in the garage during the off season.

Events planned: there are currently no events planned for the remainder on the calendar year. The social committee members expect to meet and plan at least one Ladies Night out before the end of 2018. Wayne Roberts asked a question about why there were not more events planned for men, and Nancy responded by reviewing the annual survey that goes out to homeowners that have been asked to be included in social notifications. In last year's survey, there were no requests for events specific to men in the neighborhood, so nothing was planned. Conversely, there were in excess of 10 responses from neighbors indicating interest in Ladies Nights Out, so that type of event was planned for multiple months.

Home and Neighborhood Security: Tommy Thompson, Sergeant for the Hurst PD reviewed a handout that specifically outlined the type of crime in Hurst. It was reassuring to hear that as a city wide trend there isn't significant violent crime in our city. He called our attention to page 12, and spoke specifically about robbery and district breakdowns. In Hurst when robbery is reported it is most often describing events that do not take place in private residences.

With regard to increasing homeowner safety, there are programs offered by the Hurst PD that residents are invited to participate in. We were directed to the city calendar for a schedule of those events.

H spoke at length about reducing the likelihood of being a victim. He outlined how the Hurst PD manages a concept called the triangle of crime. Sergeant Thompson gave us some basics on what motivates crime and how to reduce the likelihood of being a victim. The mental health officer at Hurst PD is involved in threat assessment. He reviewed the kinds of classes available for free from the Hurst PD.

Wayne Roberts asked how can we help the Hurst PD notify homeowners about registering their security cameras pamphlets can be sent. P2C on the Hurst PD website is a way to report things that are suspicious. The Nextdoor app is also useful.

Bill McClure asked how an officer is to be notified, upon a basic traffic stop, that there is a firearm in the vehicle. Sergeant Thompson was clear about simply being upfront with the officer. It's a better idea not to store your firearm in the same area as your information to present to a reporting officer. They are legal to carry. Helen (homeowner) asked him to review the policy for false alarms that happen from alarm companies. Information is outlined in the handout from the PD. He clarified for us that residents are specifically required to register their alarm system.

Bill McClure reviewed that we have security cameras at both entrances. For clarity's sake, these cameras are more like game cameras. They are motion triggered. They do a decent job during the day of catching license plates. At night, the images that are captured are not ideal. The procedure for getting information in connection with a crime is to call an HOA board member and we will pull the images from a specific time and make them available to the Hurst PD.

Municode is a great resource and can be typed into your phone to review ordinances and laws in a specific area of the country. Hurst included.

Open Discussion.

Announcement of the new board was made. The personal on the board will remain the same. We will meet in the next few weeks to determine who will hold specific positions on the board.

Drawing of door prizes was held. 5 homeowners walked away with \$25 visa giftcards.

Meeting was adjourned at 8:13 pm by bill McClure and seconded by Brad Cunningham.