

SUNSET HILLS RESIDENT MEETING
SATURDAY, February 25, 2006
2:00PM-3:00PM
Vineyard of Grace Church – Keller, Texas

Attendees:

Jamie Pugh; April Marchand; Mike Black; Jeff Jeffus; Carolyn Jeffus; Deanna Hall; Seth Hall; John Campos; Lillie Campos; Robert Neff; Tina Neff; Richard Massey; Angie Massey; James Mason; Khrista Mason; Alicia Vera Leyva; Courtney Gatewood; Jennifer Jackson; Jason Price; Sheila Price; Alison Null; Gary Null; Terry McLaughlin; Shane Seabolt; Lisa Seabolt; Mark Mayo; Nathan Huber; Riz Khan; Bo Ouk; Christina Mitchell; Jason Mitchell; LaNita Black; James Dixon; Brennan Scott; Chantal Scott; Susan Ramos; Michelle Cass; Tammy Campos; Max Stenner; Adalia Stenner; Julie Fry; Elizabeth Naro; Nicole White; Marleth Sigala; Sal Espino

April Marchand opened the meeting by introducing District 2 Councilman, Sal Espino. Sal is the representative for everything North of North Tarrant Parkway to the Alliance Airport, including the area of the Fort Worth Cats Stadium at the Trinity River. Our area is a big area of growth. He has visited with Councilwoman Becky Haskin from District 4 and the parks department. He is here to advise the far North Fort Worth neighborhoods about rights and needs. A main challenge is the roads: The IH35/820 bottleneck, Golden Triangle, Keller-Hicks Road, Old Denton Road, etc. Some roads are still county-owned, therefore the city must work with the county to get things accomplished. Sal is here to support us as we decide how to proceed with our HOA. There are 618,000 residents currently in Fort Worth. They are talking to the T about mass transit. Trace Ridge community self-manages their HOA. Long-term, Fort Worth needs new libraries, recreation centers, etc.

Acting Advisory Board Members were introduced, and descriptions of each office were given so that those interested to run for office at the end of the meeting would know the different positions on the board. The positions are: President – Acting officer is April Marchand; Vice President – Acting officer is Mike Black; Secretary – Acting officer is Jamie Pugh; Treasurer – Acting officer is Deanna Hall; Committee Coordinator – This is a newly-appointed elected position which will be voted on today.

The question was asked how long the term would be for our elected officers. The decision was made that, as we are a new board, we will set the first term at one year.

“We, the current acting Homeowners Advisory Board for Sunset Hills Community, are here today to introduce ourselves and say that our services exist to preserve, protect and improve your quality of life. More importantly, we are here today to begin the effort to save our neighborhood. We will strive to: Improve communication for residents; By providing a reasonable forum for communication; By promptly getting answers to your questions and concerns; By having someone deal directly with outside vendors on your behalf. And, by ensuring there is a process in place by which to uphold community bylaws and standards.”

“We will strive to improve the appearance and safety of the neighborhood: By ensuring the organization of a process for code compliance; By making sure you are properly informed if you are not in compliance with community standards; And, by making decisions on your behalf with regards to community plans.”

“Finally, we strive to make good decisions on behalf of the residents: By thorough research, investigation and communication. It is our hope that, as we continue to progress with community plans and actions, Sunset Hills will prove to be a close-knit community, where it’s residents take pride in their personal space as well as their community space.”

Options for managing the community were presented by April Marchand.

OPTIONS FOR MANAGEMENT OF THE COMMUNITY OF SUNSET HILLS

- **Option 1 – Choose a management company (Handle all aspects of the community)**
 - **SUGGESTION: Premier Management – Bid Received**
 - **Principle Management – Bid Received**
- **Option 2 – Full self-management (This option was “not recommended” by April Marchand.)**
 - **Residents will handle all Accounting, Choose contractors, Code compliance, etc.**
- **Option 3 – Management Company/Self Management**
 - **For example: Premier Management for administrative duties - We do our own landscaping**
- **Option 4 – City/Self-management plan**

PREMIER COMMUNITIES – (This information was provided specifically by Premier Communities Management Company.)

BID: \$4.00 per door, per month → \$48.00/year/home → \$12,500/year for the HOA

THIS FEE INCLUDES:

- **All financial/accounting responsibilities**
- **Monthly reporting**
- **Custodian of records**
- **Conducts all meetings**
- **Guaranteed quarterly meeting with committee chair people**
- **On-staff person for assessments – to handle letters and collections**
- **Weekly monitoring of “hot spots”**
- **Monthly detailed drive-by**
- **Assistance with legal matters**
- **PLEASE NOTE: There are administrative fees which may be marked up. (List)**
Attorney’s fees, if necessary, would be at our expense, and there is never a guarantee of recouping these costs.
- **Approved vendor list**
- **Monitor insurances**

CITY PLAN

This plan is a tentative possibility that is being reviewed by Councilman Sal Espino, along with Councilwoman Becky Haskin, Director of Park Services Harold Pitchford, Assistant Director Melody Mitchell, City Attorney David Yett and the city’s Parks Attorney. A meeting will be taking place most likely sometime the first week of March.

This plan entails the following:

- **The city would take over the general maintenance of the public spaces, excluding irrigation. Sunset Hills park space will become city park property.**
- **The city will place the Sunset Hills park spaces on the city’s 14-day mowing cycle, which will include general trash pickup.**

(City Plan continued)

- **Sunset Hills park space will become eligible for the matching grant program, in which we provide funds that the city will match to provide us with playground equipment and other services.**
- **We are still finding out what other services will be included in this, such as lake maintenance and tree mulching.**
- **Statement from Harold Pitchford, Director of Park Services**
- **To support their decision to take over the park spaces of Sunset Hills, the city will do a full inspection, at no cost to Sunset Hills, to make the final expert decision.**

The following statement is from Harold Pitchford, Director of Park Services for the city of Fort Worth. This statement shows much promise that the City of Fort Worth will assume this project.

I will have my staff pursue getting a set of plans from the irrigation contractor. We got the water meter numbers yesterday and are researching those bills. We are also evaluating the cost to operate the pump. We have similar pumps in the Parks system for comparison. Usually when you aerate a pond you do not use chemicals, so that is one expense you may be able to eliminate. Most of the trees are established and shouldn't need water unless there is an extended drought. You might be able to reset the timer for the tree bubblers to less frequent irrigation.

In researching the history of the park, we did accept in October of 2004, 6.73 acres of parkland and estimated an annual cost to maintain of \$7,729. Whether or not the funds were ever added to our budget, I will have to research some more. If we do have the funds, we could provide contract mowing on a 14 day cycle and your association could pay for all the extras, irrigation, flowers, landscaping, fountain, etc. The 14 day cycle seems to be an acceptable level for most people. If your association desires additional cycles, you could certainly pay for those. My advice would be to start with the 14 day cycle and see if that is satisfactory to the group. Let us have a chance to work on the budget some more but I think some mutually agreed to partnership with the HOA is certainly a possibility. ~ Harold Pitchford

It was suggested by April Marchand that the community of Sunset Hills would greatly benefit from the city plan, which will make it affordable for the community to hire a management company to professionally manage the administrative aspects of the community, including dues, collections, etc.

April Marchand opened up the floor for Questions and Answers.

Q: Before we vote on the options [for community management] will more details be posted on the website?

A: YES

Q: Does a lawyer manage our dues?

A: Currently, Mady Corp. is managing our dues, which they are no longer subsidizing.

Q: What do we do about getting "kids at play" signs and speed bumps?

A: Sal Espino said: We need to do a traffic study for the HOA to get speed bumps. He said a good management company would arrange this for us. He said our HOA needs to require this from the city.

(Q&A continued)

Q: What about annexing into Crawford Farms or Heritage?

A: This is not possible. Crawford Farms has no benefit for annexing our community. Heritage is a PID, which is a Public Improvement District. The law does not allow other communities to be annexed into a PID.

Q: What about street improvements?

A: Sal responded that the city does have critical needs for a road improvement package to fix roads that are failing prematurely. He asked that we send requests to the city. If we don't make the request, the need will not be known. The appropriate information to make these requests will be given soon on the website.

Q: How does the city benefit to taking over our park space?

A: The city has funds for these types of projects. It is part of the city's quest for good will for its citizens, and it is a leveraging concept. The city wants to create more parks. There are federal funds to do this, and there are matching grant programs.

Q: Would we have choices when it comes to the matching grant?

A: Yes! We would provide an amount of funds, which the city would match. We would have the right to choose the details we prefer, such as playground equipment and other amenities.

Q: Could the public reserve our park space if they wish?

A: Yes. The Sunset Hills park space would most likely be placed on the city's reservation system. However, Sal believes Sunset Hills residents would be the users 80%-90% of the time. It is highly unlikely that outsiders would prefer to come to our neighborhood rather than a fully-equipped public park. But, it is a possibility. Regardless, we are a non-gated community, therefore, anyone can come use our park spaces anytime, even though we are still private.

Q: What about getting a pool for the community?

A: Our public spaces are in a 100-year flood plain. The cost to build up the land for a pool would be very expensive, and to buy up Sunset Hills lots that are still vacant in order to accommodate a pool would cost in the ballpark of \$100,000.

Q: Would we need to provide parking if the city makes our public space into a city park?

A: This is a question that will be posed to the Parks Commission.

Q: Is there another community which has participated in a joint venture such as the one we are considering with the city, that we could use for comparison?

A: According to Sal Espino, this would be the first such example in District 2. This question will be posed to the city of Fort Worth.

Q: Is there talk of bridging the green trails from Sunset Hills to Heritage?

A: Yes. This idea is undergoing discussion with the city.

Q: A curious resident asked if our HOA Board Members are paid for our services?

A: No. The board is comprised of volunteers who live in the community and have the same concerns that each resident has.

Q: Will the construction of Alliance Town Center bring relief to Riverside/Old Denton Road?

A: Money is being pooled to widen and develop the road. There will be escrow monies available with each new building project. There is a broad timeframe for improvement, which will depend on a “critical-needs” study and also whether the road in question is considered a major or minor arterial road. Beach Street from Heritage Trace to Golden Triangle is another issue which may involve private land.

Q: What about starting a crime watch program/neighborhood watch?

A: Sal mentioned that we have an NPO (neighborhood police officer) who will assist us to setup a neighborhood watch program. Jennifer Jackson, Committee Coordinator, will be attending the Policing Forum on Tuesday, February 28, 2006 to gather more information. Residents are also urged to report any incidents or concerns regarding crime and other issues to sunsethillstexas@hotmail.com which is the email address for the HOA board.

Immediately following Q&A, official open voting was held to elect our new board officers.

April Marchand – President – Nominated, Second, Unanimous

Mike Black – Vice President – Nominated, Second, Unanimous

Jamie Pugh – Secretary – Nominated, Second, Unanimous

Jennifer Jackson – Committee Coordinator – Nominated, Second, Unanimous

Deanna Hall – Treasurer – Nominated, Second, Unanimous

The meeting was adjourned at 3:15pm.