

## **Vickie Rodgers**

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**From:** "Becky Evans" <beckyevans6@icloud.com>  
**Date:** Wednesday, December 31, 2014 1:08 PM  
**To:** "Undisclosed recipients:"  
**Subject:** Minutes for HOA meeting 12/13/14

Hope all had a Merry Christmas and looking forward to a healthy and prosperous new year

**Knob Hill Home/Property Owners Association  
 Quarterly Annual Open Meeting for Election of Officers  
 December 13, 2014 10 AM  
 Bill & Debbie Rice residence, 10775 Rolling Hills**

**AGENDA**

**CALL TO ORDER:** by President, Charles Elmore at 10 am. A short prayer was given by Becky Evans.

**CLOSE THE ELECTION:** by President Charles Elmore at 1003 with a call for any ballots. The Ballot count will be done by Bill and Debbie Rice, Co-Chair of the nominating committee. Karen DeSmit suggested Vickie Flewelling assist with the ballot count and her name was added. The ballot count began 1005.

**ROLL CALL:** All officers are in attendance and a quorum has been met. Charles Elmore, President; Becky Evans, Secretary; Clif Holliefield, Vice-President; Vickie Rodgers, Treasurer; and Rich Mescha, Director at Large.

All members in attendance were asked to sign the attendance sheet. They were: Joe and Karen DeSmit, Phyllis Pennartz-Elmore, Art Evans, Vicki Flewelling, Barbara Mueller, Richard and Lola Nicholson, Bill and Debbie Rice, Mickey and Janet Rutledge, Bruce Tackett, Tom Vincent, Beckie Williamson, Kathy Gates, and Jeff Peters. (17).

**TREASURER REPORT:** See attached third quarter report July 2014-September 2014 handed out by Vickie Rodgers. Since September the insurance, post office box, and the road repairs have been paid with a balance of around \$2591.87 in the bank. Richard Nicholson motioned to accept and file for audit with a second by Barbara Mueller. Ayes unanimous, Nays None, motion passed.

**Election Committee:** Bill Rice stated there were two returned mail undeliverable from John McClay and John and Michele Johnson. They will be stored with the ballots, and counting will begin at 1045.

**Call for approval of Minutes:** Secretary, Becky Evans stated the minutes will be recorded with video on her I-phone. She asks that one person speaks at a time; say your name to identify yourself. Please don't override the speaker and come to the front to speak so you can be heard and minutes can accurately be taken.

The third quarter minutes of 9/14/14 were emailed to all members with emails on 9/30 with a copy of the minutes have been posted at the flagpole triangle bulletin board. The minutes were read by the secretary. Mr. Nicholson stated that the minutes and agendas need to be available at the meeting. The agenda at the counter were handed out to the few requesting them. Mr. Elmore stated there was not a follow-up meeting regarding discussion of corrections due to the activities of road construction and family issues. The members that he contacted were not in agreement with a date.

Any additions or corrections to the 9/14/14 minutes? Karen DeSmit stated she did not second something at that meeting. Motion to accept the minutes as amended by Clif Holliefield and seconded by Phyllis Pennartz-Elmore. No Nays, motion carried.

**Election Results:** New President Karen DeSmit and unopposed new Secretary Tom Vincent. Total number of votes cast were 59 with 2 ballots returned and 2 ballots abstained. Congratulations to the new members of the board for 2015. Officers will be sworn in and officially take office at noon on January 1, 2015 at the triangle flagpole or at the first meeting of the year.

**CALL FOR COMMITTEE REPORTS Thanks to all who served the Association during 2014**



**Hospitality Committee :** Karen DeSmit, Chair, Vicki Rodgers, Phyllis Pennartz-Elmore. New members at 10651 Rolling Hills are the Joseph and Jennifer Seifert family since the end of October.

**Road Maintenance Committee:** Chris Wehrwein, Chair, Bruce Tackett. In Chris absence, Bruce Tackett gave a report and his views on the roads and Knob Hill.

**Nominating Committee:** Bill and Debbie Rice, co-chair. Thank you for volunteering, opening up your home for this meeting, the refreshments, and assisting with the election.

**By-Laws Committee:** Lavell Garner, Chair, Vicki Flewelling, Phyllis Pennartz-Elmore, and Clif Holliefield. Many thanks to this committee for beginning the work of getting the KH/POA bylaws in compliance with the State of Texas .Even though the by-laws were tabled this year, hopefully the articles and deed restrictions will be brought up to the State of Texas standards so all will be in compliance with each other. Hopefully this can be achieved by the new board.

**Building Committee:** Mickey Rutledge, Chair since 9/14/14.

**Fun Committee:** Tori Shields, Chair, Linda Janssen, Rachael Wehrwein. Many thanks to such an energetic committee. Tori has mentioned that 2015 activities will be once a quarter than each month.

**Audit Committee:** Kelli Holliefield, chair and Marilyn Leary. Kelli spoke on the audit she did and the unavailable "form" she has yet to receive.

Barbara Mueller handed out an audit performed by the treasurer Vicki Rodgers and Karen DeSmit for the members to review. Phyllis Pennartz-Elmore made a motion for this to be tabled to the next regular meeting so this can be reviewed by the members, and was seconded by Clif Holliefield. Ayes: all, motion passed.

#### **CALL FOR ANY OLD BUSINESS:**

1. Becky Evans stated that since the KHH/POA is only for road maintenance, the HOA should be dissolved and only have a road committee. Discussion followed. No motion.
2. Charles Elmore stated there is still a need for guard rails on both sides of rolling hills and on the north side curve across from Webster near the trees. This will take place when the weather improves and have volunteers to dig the holes. Receipts will be turned in to the Treasurer when work is completed.
3. Legal Considerations: Richard Nicholson stated that money has been collected, an attorney hired that specializes in HOA, demand letters sent for deed restriction compliance on no business and no animals(horses). Next will be to file an injunction, follow-up , wait.

#### **CALL FOR ANY NEW BUSINESS**

**Directory Update:** Phyllis Pennartz-Elmore handed out forms for updated addresses, emails, phone numbers for the 2015 Directory. Karen DeSmit stated that will be done for 2015.

**Water Issues:** Karen DeSmit stated the Knob Hill Water Department will finish the water line from Woodcrest to the Triangle within two weeks with a 4 inch by 4 foot deep horizontal line..

**ESTABLISH DATE FOR FIRST DIRECTORS MEETING 2015:** Karen DeSmit will get with her new board wo decide time, place.

**Comments from the Residents:** Richard Nicholson thanked Mr. Elmore for his service as President of the Association. Clif Holliefield also commented on Mr. Elmore's service and total involvement within this community.

**ADJORN:** Motion to adjourn by Karen Desmit with a second by Clif Holliefield.

Attachments:

Revised Agenda,, 12/13/14

Minutes, 9/14/14

Attendance 12/13/14

Treasurer report July to September 2014, 3<sup>rd</sup> Q

Non-appointed Audit 2012 and 2013 dated October 2014

Approved 12/31/14 President Charles Elmore \_\_\_\_\_

Respectfully submitted KHH/POA \_\_\_\_\_  
Secretary, Becky Evans

Sent from my iPad