# Knob Hill Home/Property Owners

## First Quarter, Open General Meeting February 1, 2014

## MINUTES

***Call to Order:*** *at 10:13 AM, by President Charles Elmore at the Linda Janssen residence, 10657 Briarwood.*
***Pledge of Allegiance:*** *All stood as we salute the flag.*

***Roll Call:*** *Be sure and sign the attendance sheet at the entrance table. Officers present are: Charles Elmore, Clif Holliefield, and Vickie Rodgers. Members present are: Joe and Karen Long-DeSmit, Phyllis Pennartz-Elmore, Becky and Art Evans, Vicki Flewelling, Lavell Garner, Kelli Holliefield, Linda Janssen, Marilyn Leary, Rich Mescha, Barbara Mueller , Tori Shields, Bruce and Lynne Tackett, Rachael and Chris Wehrwein.(20) A quorum has been met.*

***Call for Approval of the Minutes:*** *The approved minutes of the Annual Meeting of 12/29/13 have been posted at the triangle bulletin board and emailed to each residence. A motion to approve the minutes was made by Lavell Garner and a second by Barbara Mueller. Motion approved and there were no additions or corrections.*

***Treasurer Report:*** *Three sheets were handed out to members and will be attached to these minutes. (A) 10/1/13 to 12/31/2013 report balance of 26,521.75. (B) 1/1/13 to 12/31/13 End of Year Report balance of $26,521.75. (C) 1/1/14 to 1/31/14 balance of $28,885.86 in the road maintenance fund was reported by Vickie Rodgers, Treasurer. Motion was made to accept the treasurer report by Clif Holliefield, with second by Art Evans, motion passed.*

***Call for Committee Reports****: Please contact me if you are interested or have experience for any of the committees and want to make a difference.*

**Standing Committees:** **(A). Welcoming/Hospitality**: Karen Long DeSmit reporting no activity. Vickie Rodgers and Phyllis Pennartz-Elmore also volunteered to be on this committee. **(B) Road Maintenance:** (Greg Overstreet, Bruce Tackett, Chris Wehrwein) Has not officially met. Chris Wehrwein reported that he has found 15 companies in a 35 mile radius and will be sending out request for quotes for road maintenance bids. Areas of consideration will be initial resurfacing, with a 3 year agreement/warranty? Chip and seal recommendations?, best repair for our HOA budget monies, and considerations for drainage/wet area repairs. Consideration and input from the H2O people and checking with former committee members on old contracts and warranty work is also needed. They will be setting up an initial committee meeting shortly. Thanks to Chris for his report. **(C) Building: will be appointed as needed, new homes sites will need to submit plans to this committee**.

**Special Committees:** **(A). Audit:** (Marilyn Leary, Kelli Holliefield) have not met, have plans to pick information today after meeting. **(B). By-Laws: (** Lavell Garner, Clif Holliefield, Vicki Flewelling, Phyllis Pennartz-Elmore), Lavell Garner, Chairperson reported having their first meeting on 1/20/14, with a lot of discussion on articles, constitution and by-laws interactions, new Texas law change, and how to absorb these new state laws into our bylaws. Our goal is not to touch the articles of incorporation or deed restrictions. Change is evident as our HOA needs to be in compliance with the State Laws. When finished, present to the board for approval, then to the HOA members for approval, if approved, then file with Denton County, get everything up-to-date, get it done this year **AND THEN GO FORWARD. Done !!!** (C), **Fun:** Tori, Linda and Rachael have met and have set a number of activities for everyone to get together and meet your neighbors. List will be posted on the Triangle bulletin board as well as email and will be attached to these minutes. Discussion on our community having a wealth of great attributes and services available to our members; Tori is a notary and will notarize items if you make appointment with her at her home.

Make a list of your specialties to be put in a HOA bulletin. Need volunteer(s) to update the HOA directory, write a quarterly bulletin, help older fixed income homeowners with needs around their homes, and be available if needed just to help on HOA programs. Look on flagpole bulletin board or for flyers regarding Spring Clean-Up Day !

***Call for Old business:***

**Mowing Schedule**: Schedule is available for sign-up for the coming months when and if the grass ever turns green. Do we need a chairperson? Are there guidelines? Is there a list of what needs to be mowed or just the front entryway and the triangle? QUESTION: Do we send a letter to all non-residence property owners about mowing of their property? Do we have a local mowing service set up for them to contact for their mowing needs? Mowing season varies from March/April to Oct/Nov which is around 8 months. Due to the cost of fuel and upkeep to mowers, is it feasible to set this up? Maybe the teenagers would like to put something together so they can also feel pride in our community. (and have gas money for their 4 wheelers).

**Spring Clean-up day: MAY 3rd (proposed)** Need chairperson for this new committee to coordinate activities(mowing, removing large items onto trailers for disposal NO APPLIANCES, assist with repairs to elderly people homes, hedge /tree trimming, odd jobs)etc. Contact the President.

**HOA Property, Disposal of Computer System**: (1)Old Dell Trinitron monitor, (1) Old Professional series HP Desk jet 895 CSE Printer, (1) Dell Tower (Celeron intel inside) Dimension 2400 windows XP home edition PB8FT-M9Jk compact disk rewritable LG-52x32x52x, small floppy disk drive,, no cords or adapters,, ? inners (hard drive). No keyboard. Discussion about disposal or other use was to take to recycle in Denton as is too old for anyone to purchase. Call for motion for disposal of all items by Tori Shields, with a second by Lavell Garner. Motion passed.

**Bank Account Status:** Active with two officer signatures required on all checks.

*****Call for New Business:***

**Resignation of Secretary**: Janet Rutledge emailed her resignation to the HOA members on January 25, 2014 and I accepted her resignation.

**Appointment of Secretary**: I have emailed a request to all KHH/POA property owners and received one reply. Becky Evans has agreed to fulfil the unexpired term of secretary until 12/31/14. The appointment is made by the Executive Committee; welcome to Becky Evans as our new Secretary and the executive board of KHH/POA.

**Appointment of Director at Large:** Rich Mescha has agreed to this position. The Director at Large is a member of the executive committee. The appointment is made by the executive committee; welcome to the executive board of KHH/POA.

**Oath of Office:** Given to Evans and Mescha by President Elmore.

**Code of Conduct:** Given to Evans and Mescha by President Elmore.

**Thank You's:** Again thanks to all the "2013" committee members for their service to our community.

**Congratulations**: Karen and Joe DeSmit for 20 years of dedicated service to our community with the Knob Hill Estates Water Department.

***Comment from President:*** *There are a lot of goals that I have to bring this community into a more cohesive group of neighbors and feel that they are beginning to happen. (1). I would like to see a neighborhood watch program, anyone interested? ( 2). Texas Property Code 209 states, "each property owner is responsible to have valid up-to-date email address for notifications"; these can be given to any officer.*

***Comment from Board of Directors:*** *Clif Holliefield commented "this a new year with a new regime so move forward". Look into getting rid of all the old documents and forms that we are storing, as we just need to retain what is in effect at this time period. The President will look into the state laws regarding retention of old files. President Elmore has been in contact with Pat Fallon's office in Austin in regard to voting and record retention.*

***Comments from Members: Discussion again about 4 wheelers, animals, vehicular safety, speed limits, and homeowners right to privacy. There was a suggestion about the Constable giving an Emergency Preparedness class for the homeowners.***

**Next meeting**: Saturday May 10, 2014 at Becky and Art Evans home, 10684 Briarwood @10AM.

***Motion to adjourn:*** *by Joe DeSmit and second by Vickie Rodgers at 11:15.*

All invited to stay for a light Brunch after meeting, provided by Linda Janssen and friends. A Big Thank You goes to Linda for the use of her home for the meeting and the light brunch. We always appreciate your hospitality.

Respectfully submitted by Becky Evans, Secretary KHH/POA on 2/ /14. _____

Minutes reviewed and signed by President Charles Elmore on 2/ /14._____

**Note some of the above items were completed out of order during the meeting.

2/4/14 elmore855@yahoo.com