

Elk River HOA Annual Meeting

21 May 2024. 6:30 PM

Jack Elementary Cafeteria

Noticed on Website and Email to all Elk River Residents

Roll Call>. Board Members in Attendance: President Casey Brown, Treasurer Peter Wagner, Vice President Lisa Villarreal, Secretary Greg Palka

22 Members (Residents) in attendance from Elk River HOA.

See Agenda: President Brown reviewed the agenda with Elk River HOA members in attendance.

1. Budget Review
2. Elections 2024-2025
3. Architectural Control Committee (ACC)
4. Open Discussion Forum
5. Adjourn
6. Closed Session with the Board and ACC

1. Budget Review included a report from the HOA Treasurer

Report as of 5/21/2024 as reviewed by Mr. Pete Wagner

2024 dues paid: \$18,519

2025 dues paid: \$500

Budget.

Expenses. YTD

Bank Fees.	\$50	\$57	Safety deposit box: deeds to common areas storage
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Mowing Services	\$12,500	\$7764	
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Postage	\$50	\$0
Website	\$400	\$367
Property Taxes	\$200	\$20. Common area ownership
Legal	\$1000	\$2000. An attorney on retainer. Stewart Hinie

\$1300 credit with the attorney / two residents in non-compliance. One resident is making good, one resident is not, and a lien has been filed on this resident

Questions: Property adjoining the property: Discussion was regarding cut through and if we are paying for common areas

Surplus of \$3200 last year / We have little over \$12,000

Certificate of Insurance is requested from people for our homeowners association to cover liability of non-compliant homeowners

Question regarding adding weed mitigation to our lawn service. President Casey will get a quote on a chemical program for our common areas. President Casey relayed that medians are the responsibility of the city.

## 2. Elections: 2024-2025

HOA was activated in 2022. July is the fiscal year start of the HOA. We are soliciting members to apply for board membership and President Casey will request applications for a members vote by the end of June for the coming year, beginning in July of 2024.

## 3. Architectural Control Committee (ACC). State of Texas has mandated an ACC for the HOA that must be separate from the board. The ACC is responsible for renovations and new constructions adhere to the HOA restrictions set out in the HOA and set out in Article 3 page 4 of the HOA declaration available on the HOA website.

Karen Crawford / Cheryl Hackler / Fran Light have volunteered to staff the ACC . Additionally, Carolyn Webb also volunteered for the ACC at the membership meeting

Karen Crawford: She has experience as both a board member and an ACC member in her former community

Cheryl Hackler: Wants to ensure the sanctity of the neighborhood

Fran Light: On the board of the HOA in her previous community and has a vast background in construction

Carolyn Webb: She is a concerned member who would like to ensure our neighborhood is maintained.

President Casey addressed the concern of the 250 Garden home complex that is being built behind the Fire Station on Cherryhill. These are for lease not purchase. Traffic and numbers are a concern. Speed bumps are something members would like to explore because of the speed of traffic on Cherryhill. Liberty Utilities will cover the new homes and inquires into who will cover the new homes.

President Brown nominated all four applicants for the new ACC. VP Lisa Villarreal seconded the nomination. Unanimous voice vote passed all four members for the ACC.

Question regarding Elk River and Turns left: will there be new development?  
Glade Mill and Elk River is another question of potential future development

What is the name of the apartment complex: Wayfair is the owner of the property being built.

Ashley Creek: Can we request no outlet sign on the cul-de-sac. President Brown will explore if the city would put a sign up.

Will the new home being built meet the size requirements. Plans are for 2400 sq feet. Plans were reviewed and approved by the HOA board. New homeowner is responsible for easement of the pump station and the power line easement must be kept neat and orderly.

New mowing service: Weekly mowing service had management issue, but we have a clear understanding that if they miss a mow, we get a credit for the mow. Mowers should be on Tuesdays in all the common areas. President Brown requested all members to watch for the excellence of their service. We want credits for missed mows or incomplete work.

Businesses on Cumberland will continue to grow. Several new businesses are being built. There are rumors about future tenants were discussed and potential possibilities include miniature golf, and ice cream parlor, and a legal office.

Does the city maintain sewage for the runoff. Builders and city maintenance have been servicing the runoff situation for the drains so far.

President Brown recommended that all members consider and discern filing a protest against their increased property taxes. Protest should be lodged with the county. Fight against the increased taxes and get comps from your realtor. Go beyond the appraisal district and get to the board. There are companies that will file the protest. File the protest filed with the appraisal district.

President Brown makes the motion to adjourn. VP Villarreal Seconds, unanimous voice vote to adjourn.