



Northlake Hills POA Annual Meeting
Jonestown City Library Conference Room
Jonestown, TX 78645
November 2, 2019

Meeting Agenda:

1. Call to Order (Terri Smith, POA Vice President)

Terri Smith called the meeting to order at 10:00am
14 homeowners were in attendance.

2. Confirmation of quorum (Melody Gayeski, POA Secretary)

Secretary, Melody Gayeski confirmed the receipt of 44 email proxies plus 4 proxies due to attendance at the meeting for a total of 48. This exceeds the minimum requirement of 39 to establish a quorum.

3. Introduction of members present at meeting (Terri Smith)

All POA members in attendance introduced themselves

4. Report on maintenance and improvement activities (Terri Smith)

Gate repairs continue to be needed. Home deliveries, construction and general usage drives these repairs.

The landscaping vendor (North by Northwest) has continued to provide these services and is competitive with regards to pricing due to periodic competitive bidding with other vendors before the contract is renewed.

No LCRA inspections were conducted in the last year. Next year we will likely have to clean out some of drains due to periodic maintenance requirements.

Currently getting paint quotes for fencing and the two gates.

Mailbox reminder: Please empty out your mailboxes on a regular basis... especially now that many of us use online services with home delivery of product.

5. Election Results - Board of Director and ACC Member term renewals (Melody Gayeski. POA Secretary)

David Morley has been reappointed to the board as he offered to continue to serve without anyone else stepping forward. Wayne Clendennen has been renewed on the ACC for another 2 year term.

An election was held for two positions this year. 27 votes were received

Anne Morley and Jeff Reimert ran for ACC. Anne Morley will continue on the ACC for another 2 year term.

Terri Smith and Rod Schaffner ran for a director position on the board. Rod Schaffner will continue on the board for another 2 year term.

The POA would like to thank all of our volunteers who serve on the ACC and Board.

REMINDER: All board members are property owners within the Northlake Hills POA. Several have been serving for many years. If ANYONE is interested in taking on a new role within the POA board, please send a note to the POA email at secretary.nlhpoa@gmail.com and someone will get back with you!

6. Treasurer's Report (Maria Clendennen, POA Treasurer)

1. Financial reports
2. 2020 Approved Budget

Maria reviewed the balance sheet for the POA. We collected annual dues in January 2019 for all lots (no delinquencies for this year). All bills have been paid. Some of our POA money has been invested in CDs to earn some interest for the POA. We have a rolling 'ladder' of CDs that mature annually over a 5 year period. A review of the profit and loss statement was also completed.

Expenses for 2019 were primarily those expected in order to maintain the gate and other common areas. Nothing unexpected occurred of significance. The Northlake Hills road is scheduled to be resealed sometime in early 2020. The timing of the work is dependent on working a suitable schedule with the contractor, timing the work to best fit with ongoing construction work, and providing adequate notice to the membership.

Maria also reviewed the 2020 proposed budget. The new annual assessments for 2020 are as follows:

**Homes behind GATE 1: \$305; Homes behind GATE 2: \$398;
Homes on Harbor Drive: \$396; and Homes on Reeds Park Drive: \$136.**

NOTE: Please look for your invoice from our POA treasurer via email in late December or early January. Please pay your invoice by the due date as there is a 20% late charge if you don't pay on time.

7. ACC Report (Anne Morley, ACC Member)

The ACC reviewed 26 applications in 2019. (see attached annual report for details). The ACC guidelines are being updated to make them easier to understand. We are seeing improvements in the City of Jonestown guidelines as well. We are also expecting new landscaping and 'dark skies' ordinances from the City which are currently being developed. We continue to ask contractors to respect our building hours (no construction on Sundays and National Holidays and/or after 6pm each day).

Applications are required if you are making any significant changes to your home (buildings and landscaping). There are no application charges for changes and you can use a short form which is available on the website.

New Items: The ACC has established a new 'pre-construction' meeting to ensure the applicants know the ACC rules before they begin. Once your application is approved, the ACC is sending a copy of the approval to the City of Jonestown.

New home builds do require the longer application and a fee (which goes to offset some of the architectural review charges the POA pays to have the application reviewed professionally).

8. Open discussion – POA member input

Questions from the members:

- All of us should try to share with our neighbors the reasons why we have strict rules around when and what we can clear on our lots due to Federal mandate. (Protected wildlife). Violations could lead to our neighborhood losing the permit we have had in place for years which allows us to build within the preserve.
- Fire safety and preparedness was discussed. Jonestown is a certified 'firewise' town and sharing this with your insurance company may result in a premium reduction. Keep your underbrush clear. Try not to keep brush piles on your property for a long period of time.
- The City of Jonestown currently enjoys an ISO rating of 5.5 and the fire department has a rating of 2. Share this with your insurance company as well. The installation of additional Fire hydrants are also a focus of the City for the next year.
- Cameras on the Gates (continued from last year). The board looked at several security camera options last year and wasn't able to find a cost-effective option.

9. Adjournment : The meeting was adjourned at 10:45am

ATTACHMENTS:

1. 2020 Annual POA Budget and Financial Reports
2. ACC Annual Report