



E R Property Owners Association

General Meeting Minutes

September 28, 2021 at 6:00pm

Northwest Library Meeting Room- 6228 Crystal Lake Dr., Fort Worth, TX 76179

In attendance:

Charles Barganier- **President**

Patrick Jacobs- **Vice President**

Michael Curtin- **Director**

Dawn Kelly- **Property Management Group**

Janna Perez- **Property Management Group**

Residents: Marilyn Phillips, Ron De La Torre, Matt Friend, Craig Beaman, Duncan Brannan, Gary and April Sewell, Katie Jacobs, and Duane Morgan

Meeting began at 6:04pm.

Board Introductions:

- Board members and PMG introduced themselves to homeowners in attendance.

Notice of Quorum:

- Charles Barganier stated that board quorum was met to conduct the annual meeting.

December 10, 2019 Meeting Minutes Review & Approval:

- Patrick Jacobs motioned to approve the December 19, 2019 meeting minutes, Charles Barganier seconded this motion, all in favor, and the motion passes.
- PMG will post the board approved December 19, 2019 meeting minutes to the HOA website.

Guest Speakers:

- **Rafael Salazar**-Officer Salazar (NPO) introduced himself to all homeowners in attendance. Officer Salazar stated that if homeowners have any questions or problems to reach out to him by phone or text at 817-996-0406, the office line is 817-392-1234, or by email at rafael.salazar@fortworthtexas.gov. Officer Salazar stated that the biggest crimes that are occurring right now is cars being left unlocked and burglarized along with guns being stolen out of cars. Officer Salazar encouraged all homeowners to register their security cameras with the City of Fort Worth so that homeowners' cameras can be used to help the police department catch thieves for the neighborhood and there is a nation-wide system called Flock that helps officers utilize HOA cameras to track license plates for theft and criminal activities all over the nation. The police department will also



be launching the program again where they will place tracker packages randomly throughout the city and then once a thief takes the package, the police can track and catch the thief to help deter neighborhood theft around the city. Officer Salazar will be attending the National Night Out on October 5th in the community. Officer Salazar further stated that residents should always call 911 when an active activity is occurring and if a past event or suspicious activity is observed, then a resident should call the non-emergency police department number. Officer Salazar encouraged residents to report concerns to the police department, not post on Facebook or social media sites.

- **Kenneth Mendez-** Officer Kenneth Mendez introduced himself to all homeowners in attendance and stated that he is the code compliance officer and with him is Officer Burns and Officer Navado. Officer Mendez stated that homeowners can email him at kenneth.mendez@fortworthtexas.gov or go to the MY FW app and report neighborhood code violations. Officer Mendez stated that he has very few issues in the ER community and most of these pertain to bulk trash and recycling. Officer Mendez explained that city code compliance does not do aesthetic complaints or regulate HOA rules. Officer Mendez gave an example on what is considered a code compliance violation regarding trash cans: trash cans that can be viewed from the front of the house are considered a city violation, but if the trash cans are located on the side of a resident's home, then this would only be an HOA restriction.

Additional Business:

- **Board Interim Position Placement & Vote:** Patrick Jacobs motioned for Marilyn Phillips to be elected for the board interim position for Michael Behrens's term through 2023, Michael Curtin seconded this motion, all in favor, and the motion passes.
- **ACC Position Placement & Vote:** The ACC Committee members (Ron De La Torre and Matt Friend) described the duties of the ACC committee and how all requests are handled by email for the community. The board and PMG asked if anyone in attendance wanted to be on the ACC committee, but no one volunteered at this time.
- **Landscaping**
 - a) **Freeze damaged bush replacement:** The board has been monitoring the bushes and trees after the freeze damage to see what is truly dead and what landscaping might still have some life coming back. The board has requested bids to replace the dead Indian Hawthornes with Smith's project manager's replacement plant suggestions.
 - b) **Park mowing:** Patrick Jacobs stated that the park mowing has always been a battle with the city because during the growing season, the city is supposed to come out every 21-days to provide lawn maintenance, which has not been happening. Mr. Jacobs stated that the HOA is in the Adopt A Park program which allows the HOA to utilize the \$300,000.00 playground, maintain the fountain, provide irrigation, and plant landscaping by the signs. The board is going to check to see if the city will hire Smith Lawn & Tree to handle the park landscaping so that the HOA can make sure the 21-day maintenance is being honored.



- c) **Tree grant trees:** This year the board is only going to replace four trees that were destroyed from the freeze and this tree replacement is in the budget.
 - d) **Tree mulching:** The board wants to get a bid from Smith to mulch the tree rings around Eagle Ranch Blvd.
 - e) **Volunteer opportunity: tree watering & park sign color planting:** The board asked for volunteers from the community to help with watering the trees and planting flowers/plants at the park sign. The board will eblast out this volunteer request soon through the website.
- **Street Light Pole Painting & Street Sign Toppers:** Patrick Jacobs stated that the city will not maintain the painting of the street light poles so the HOA is receiving quotes to combine the painting of the light poles and adding the street sign toppers at the same time with a contractor to get a better price. Patrick Jacobs motioned to approve spending up to \$15,500.00 for the combined jobs, Michael Curtin seconded this motion, all in favor, and the motion passes.
 - **City Updates**
 - a) **Crosswalk added to ER and Bunk House:** Completed for the community.
 - b) **Speeding within neighborhood and local area:** Officer Salazar is going to put up a radar monitoring system soon around the park area to evaluate the traffic and speeders in that area of the neighborhood.
 - c) **2022 Bond election- infrastructure updates:** The board encouraged all homeowners to vote for the 2022 bond and one of the items that the board wants for the community area is the widening of WJ Boaz road.
 - d) **Redistricting:** The board stated that the city is in the process of redistricting due to the large areas covered by each district. The main goal is to keep all of one HOA together in one district and at this time, ER is in district 7. The board discussed how the loss of Council Shingleton impacted the north district because this councilman was more in tune with the north HOA communities' needs due to him having a home in the area and the board's goal is to have a councilman who is also in tune with the needs of the north area.
 - e) **Cattle Drive Road surface reconstruction update:** The board stated that this dip is scheduled to be rebuilt in October 2021.
 - **Development Updates**
 - a) **Talon Hills Phase 4:** The board stated that the developer won on developing this new subdivision even though the community would have a 16 ft. retaining wall towering over the ER community around the Western Lakes road.
 - b) **Avilla Boat Club:** The board stated that this would be a good cottage community that is coming into the area instead of a fast food development.



- c) **Salt Fork Entrance Updates:** The board is going to hold off on making any Salt Fork entrance updates until after the Avilla Boat Club addition and Baker annexation construction.
- d) **Baker Annexation:** Board stated that this is finally going to happen after several years.
- e) **Captain Car Wash:** The development has been approved.
- **Little Library Update:** The board stated that a homeowner has expressed some interest in placing a Little Library in the community. The board stated that they will financially support this feature, but the homeowner, and any other interested parties, would need to volunteer for this addition to the neighborhood.
- **Social Events Update**
 - a) **Thursday in the Park Series:** Katie Jacobs stated that the neighborhood has held these food truck outings every first Thursday of the month for the summer.
 - b) **National Night Out:** This event is scheduled for October 5th and there will be a fire truck and Officer Salazar coming to this community outing.
- **NFWFNA Updates:** Patrick Jacobs encouraged all homeowners to like the NFWFNA page on Facebook because this is a group of HOA's that are all getting together to help influence the city councilmen on ideas and developments that help better the HOA communities in the nearby areas.
- **Christmas Lights Plan and Information:** Charles Barganier motioned to accept the Xtreme Lighting bid for \$3,177.50 to put up holiday lights and decorations for the community. Patrick Jacobs seconded this motion, all in favor, and the motion passes. PMG will reach out to an electrician to evaluate and test the electrical outlets and also reach out to Xtreme Lighting and have them provide the decoration install for early November.
- **2022 Budget Outline and Information:** The board stated that dues will remain the same again for the 2022 year, but will probably have to be raised up \$25-\$50 for the 2023 year. Charles Barganier motioned to approve the 2022 budget, Michael Curtin seconded this motion, all in favor, and the motion passes. PMG will add the board approved 2022 budget to the website.

Resident Q&A:

- **Duncan Brannon-** Mr. Brannon asked if the home on the corner of Muleshoe and Brekenridge sold or was it abandoned? PMG and the board stated that they believe this home sold.
- **Michael Curtin-** Mr. Curtin asked if there was a new PMG violation driver for the community due to all of the excessive violations that were issued out on the last neighborhood drive. PMG stated that they do have a new driver, but they can have this driver cut back on too many excessive violations or switch the community back to the old



violation driver. There was much discussion about violations and examples of how PMG handles these violations were provided to all homeowners in attendance.

- **Gary Sewell-** Mr. Sewell asked how the tenants are being notified about violations, especially pertaining to high grass/Dallis grass. PMG stated that all violation letters go out to the homeowner of the property, not the tenant. The board told homeowners that there is a company called YTL that offers a pre-emergent that can be applied to the Dallis grass and to yard weeds to help eliminate these yard problems for residents.

Meeting adjourned at 7:38pm.