



E R Property Owners Association

General Meeting Minutes

November 16, 2021 at 6:30pm

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

In attendance:

Charlie Barganier- **President**

Michael Curtin- **Director**

Marylin Philips- **Director**

Matt Burns- **Director**

Dawn Kelly- **Property Management Group**

Janna Perez- **Property Management Group**

Residents: Katie Jacobs

Meeting began at 6:30pm.

Board Introductions:

- Board members introduced themselves to homeowners in attendance.

Notice of Quorum:

- PMG stated that board quorum was met to conduct the meeting.

October 18, 2021 Meeting Minutes Review & Approval:

- Charlie Barganier motioned to approve the October 18, 2021 meeting minutes, Michael Curtin seconded this motion, all in favor, and the motion passes.
- PMG will post the board approved October 18, 2021 meeting minutes to the HOA website.

Additional Business:

- **Lamp Posts-** PMG stated that the lamp post project will begin on November 17, 2021 and should be completed the week of Thanksgiving.
- **YTL Neighborhood Program-** PMG stated that the homeowner package offered by YTL will be offered to the neighborhood again, but the price was increased by \$5.00.
- **Major Leak-** The board accepted to go with the Smith irrigation bid for \$1,525.00 to repair the major leak in the community.



- **Christmas Lighting & Electrician-** PMG stated that the left side of Salt Fork entrance and the main entrance archway are not lighting up for Christmas. PMG has reached out to an electrician and is working with the Christmas light contractor on these issues.
- **Park Irrigation Pump-** Patrick Jacobs had previously mentioned this issue in an email and PMG will have to reach out to Smith or the well company, Barco for the needed repair.
- **Tree Seedlings Harvest-** PMG stated that one homeowner, Daniel Estes, has requested to dig up some HOA tree seedlings from the community. The board stated that Mr. Estes could commence with this request as long as he provides a map of the locations he wants to dig from and does not leave a mess or any holes in the neighborhood.
- **Future Board Meetings-** Marylin Phillips asked if the HOA could have quarterly meetings due to lack of homeowner attendance or was there a rule for monthly meetings. PMG stated that the community is only required to have one meeting per year and that meeting would be the annual meeting. PMG will email over the proposed meeting dates and provide the board with a quarterly meeting schedule and the contracted nine meeting schedule for the 2022 year.
- **Violations and Fines-** The board and PMG discussed violations in the community in regards to being consistent, making sure adequate time is given to homeowners to resolve violations due to the USPS mailing delays, and being fair when it comes to the fining policy. The board and PMG discussed the automatic \$250.00 ACC fine that is automatically applied if a homeowner commences with an exterior project without first receiving ACC approval.
- **Neighborhood Christmas Light/Decorations Contest-** The board and the volunteer committee discussed participating in another neighborhood Christmas light/decorating contest for all homeowners.

Resident Q&A:

- **Katie Jacobs-** Mrs. Jacobs stated the following below items to the board and PMG:
 1. A Magnolia tree blew over on the disc golf course.
 2. Mrs. Jacobs will write up a recommendation, from the HOA community, for Officer Salazar and Officer Mendez for the December 16th award program. The workshop date is February 5, 2022 and the luncheon will be February 12, 2022.

Meeting adjourned at 7:08pm.