

Synopsis of IHE POA Meetings October 2019-August 2020

Every month the members of the IHE POA meet on the first Monday of the month. During those meetings, the minutes from the previous month are read and approved or corrected/amended. The detailed treasurers report is read and approved or corrected/amended. The accounting for every penny collected or allocated is presented and open for discussion to all property owners. A report of all activity of the ACC is reviewed and is also open for discussion for all property owners present. Status of all pending new homes, property variance requests, violation letters, and pending liens are discussed. Attendance at all meetings continues to be sporadic and disappointing from the community property owners. Every month of the past year, except November due to inclement weather and April due to covid-19 concerns, meetings have been attended by the POA Board members and ACC Board is also represented. All IHE property owners are encouraged to come to monthly meetings in order to know what is happening in our community, to voice opinions and vote on pending board actions, and be part of what is being done to support and improve our community.

The POA board and the ACC are made up of IHE property owners. We have reached a quorum every month. We have worked for this community and receive no monetary compensation for our time, efforts, and many times have donated our own money/materials. Our focus has been to try to maintain the integrity of this community that we love. We have tried to encourage the involvement of our property owners.

All minutes of previous meetings are available at each monthly meeting. The following breakdown of the meeting minutes month by month of the past year are as follow:

September 2019 A synopsis of the past year was given and approved as read by POA secretary Beverly Maloy. The treasurer's report was approved as read by treasurer Nicole Coughlin. The payment plan guidelines have been submitted to the state. Coral Bucy stated that the address for reporting concerns to the Environmental Control will be posted on the new IHE POA website. Letters regarding yards that are in violation are being sent out by the ACC and POA. The IHE community needs one or two new signs at the entrances to the community. Everyone was reminded that plans for all property/new move-ins must be submitted to the ACC and approved by POA board. Everyone is reminded to

beware of school bus drop off/pick-up areas and to notify the sheriff's office of speeders in our community. The 1985 deed restrictions are not within state compliance. They will need to be updated ASAP. Violation letters are being submitted to the POA attorney. The ballots were counted and reviewed by 3 members of the community. Beverly Maloy was re-elected and will serve another term as POA secretary. Coral Bucy was elected as a member of the ACC board. Out-going board members Lesha Betts and Mike Kleiss were thanked for their work and service on the POA board.

October 2019 Vicky Rainwater reported for ACC that improvements and clean up have been noted to several of the properties in the community after contact by the ACC. New violation letters have gone out. The holiday lighting contest will be judged on December 14, 2019 at 8 pm. An announcement will be placed in Next Door Indian Hills and on the POA website. This year there will be award amounts of \$50.00 for 1st place, \$25.00 for 2nd place, \$10.00 for 3rd place, \$10.00 for honorable mention, and \$25.00 for religious themed. Laura McKee will schedule a meeting with the POA attorney sometime after the New Year to go over the updated deed restrictions concerning what will need to be changed to meet state mandates and why a vote would be needed if it is state mandated.

November 2019 meeting was cancelled due to inclement weather.

December 2019 Nicole Coughlin stated that she will no longer be able to continue as treasurer due to family commitments. Vicky Rainwater has agreed to take over the treasurer position. Nicole was thanked for her service to date. Nicole will help Vicky with the transition. Coral Bucy will continue to work on the ACC. Vicky will help her with that transition. Lesha Betts has notified the POA board that she will be unable to serve as Vice President for another term. Chuck Styers has agreed to step into that position. The community holiday lighting contest will be judged starting at 7:00pm by Vicky Rainwater, Chuck Styers, and Bev Maloy. Winners will be notified as soon as possible, and they will be posted on Next Door website.

January 2020

Vicky Rainwater reported for the ACC that there have been no improvements in the concerns regarding Lot 2. The renter has been noted outside on the property wearing his pajamas at 1am. It is apparent that he is living on the property even

though it is zoned for business and not residential. Vicky reports that efforts to discuss this issue with the property owner were not well received.

Old business: The results of the holiday lighting contest have been announced and the winners have received their checks. The contest this year was a big success. Winners were:

1st

Dominic D'Antonio
2024 Indian Hills Dr
Lot 73rd

2nd

Rodney Hood Sr
3011 Indian Hills Dr
Lot 35 & 36

3rd

Rodney Bradley
2033 Indian Hills Dr
Lot 16

Honorable Mention

Keith & Godina Weekley
5012 Apache Moon
Lot 227

Most Religious

Henry & Patricia Windham
5052 Apache Moon
Lot 208

February 2020

Improvements to Lot 2 were noted. The damaged fence has been repaired, clean-up has started, and the area mulched. The proposed letter to the community will address dogs running loose, speeders through the neighborhood, noise violations, and burning after dark. Laura McKee stated that we will need a definitive answer from the POA attorney regarding Texas state laws before the POA restrictions can include the restriction of the numbers of chickens that can housed on properties in the community.

The president Laura McKee had been notified that Nicole Coughlin, treasurer, was no longer able to continue in that role effective

immediately. The POA board members unanimously voted to name Beverly Maloy, secretary, as second signature on the Indian Hills Estates Property Owners' checking and saving accounts at Texas Regional Bank until a new permanent POA treasurer can be identified and voted into that position. The POA board also unanimously voted to allow former POA vice president Lesha Betts access to retrieve information on the Texas Regional Bank Indian Hills Estates POA checking and saving accounts for the purpose of tax filing.

Both Beverly Maloy and Lesha Betts have agreed to serve in the above capacities.

March 2020

Nicole Coughlin has resigned from the treasurer's position effective immediately. Lesha Betts has graciously agreed to organize POA financials and submit them to the POA CPA. Beverly Maloy will serve as second signature for any necessary financial concerns until a new treasurer can be put in place. Vicky Rainwater reported that most of the issues addressed in the letters sent out last Fall have been resolved. The Environmental Control Agency has been notified concerning the rubbish and open doors at the abandoned house at 245 Indian Hills Dr. A new RV has been noted at property on Apache Moon. Last year the issue of restricting the number of chickens allowed on residential lots had passed one committee of the Texas Legislature but not passed the other committee yet. The letter to the community has not gone out yet. It will hopefully be completed and go out by Saturday, March 7, 2020. The laws regarding no target shooting in the community and the need for new POA board members will also be addressed.

April 2020

April meeting was cancelled due to the covid-19 pandemic.

May 2020

Vicky Rainwater met with the homeowner of the mobile home that was recently moved onto the lot beside the end of the cul-de-sac on Hiawatha before it was

approved by the POA board. She stated that while the home appeared to be in good condition, it is more than 10 years old in age. The homeowner was informed that the information would be presented to the POA board for review at this meeting. Reaction to the letter to the community sent out last month was mixed with the most vocal objections seeming to focus on petty issues. An e-mail has been sent to Alejandra Garza regarding the brush clean-up on her property on lot 185. She had hired someone to cut down brush on the lot but no further action has been taken. The brush piled up has now become dry and a fire hazard to neighboring properties. She was notified that the brush must be removed, not burned per the fire marshal. Notice will be placed on Next Door Indian Hills requesting bids to clean up and haul off the brush. The homeowner will be notified and will be billed for charges incurred. Letters will be sent out to community members regarding past POA dues.

June 2020

No meeting due to inclement weather.

July 2020

The owner of Lot 185 has continued to ignore all communications from the IHE POA regarding the health and fire hazard on her property. The POA board has moved to have the brush cleared and removed by an outside entity hired for that purpose. The property owner has been charged to cover that expense. If the property owner continues to ignore communications, the cost to the board, and thus the community, will be almost \$800.00. A lien will be placed on the owner's property. The outdated mobile home that had been moved onto Hiawatha without board approval has been removed. The nominations letters have gone out and will need to be returned by August 7, 2020 for nominations to be placed on the ballots. Official ballots will be sent out to the community by August 18, 2020. The results will be tallied at the annual voters' meeting on September 20, 2020 at 2pm. Write-ins will be included in the tally at that meeting. Laura McKee, Chuck Styers, and Beverly Maloy teleconferenced with attorney Amy McLin on 7/20/20 for clarification on legal aspects of several issues facing the IHE POA. Coral Bucy is moving away from IHE. She will be moving the IHE website to a private page on IHE Next door web site.

August 2020

Everyone was reminded that the annual meeting of the IHE POA will be September 20, 2020 at 2:00pm at the pavilion. Masks and social distancing are encouraged. The POA board will provide water for that day. Ballots to vote for new board members and new ACC members to fill empty positions will be counted at that time and results will be announced at that meeting. The POA board members met via teleconference at 2:00pm on 7/20/20 with the POA attorney, Amy McLin, regarding the future of the POA board. She provided clarity on many topics including what to expect if no one wanted to run for office. The empty lot on Apache Moon continued to be a fire hazard as the clearing and clean-up had never been completed by the property owner. After letters had been sent to the owner informing her the POA would hire someone to complete the work, but the owner would be responsible for the cost to complete the work there. A workman was hired for the job by the POA board. A copy of his bill was sent certified mail and was returned. Due to lack of cooperation by the property owner, a lien will be placed on the property. The follow-up letter to the community will go out the second week in August listing the candidates for POA board and ACC positions.

A reminder letter was mailed out to the community regarding the annual general meeting for all property owners in this community will be held on Sunday September 20, 2020 at 2pm in the pavilion. At that time, the ballots to elect the new POA board members will be tallied. Our community POA board **is not disbanding**. Thank you to our community property owners who are stepping up and volunteering to run for the POA board and ACC and to be an active voice for all property owners. There is still room on the ballot for write-ins. The POA **is not the board**. Every property owner in our community is what makes the POA. Your POA board is made up of IHE property owners just like you. The ACC is also limited to IHE property owners.

Your POA board is responsible for all mailouts relating to IHE community issues. We are responsible for community street lights. The board and ACC work together to ensure that our deed restrictions are enforced to promote safety and maintain property values. We have a beautiful community and work to be sure that it stays that way. We are working with our POA attorney to bring our community into compliance with state mandates. We are responsible to collect POA dues and stretch them as far as they will go in the best interests of our community.

Board members meet on the first Monday of each month (unless noted otherwise due to holidays), at 7pm in the pavilion. The meetings are for **all property owners** in IHE. The board updates attendees on POA issues. The ACC reports on their activities at the monthly meetings. Property owners use this time to bring issues to the board and ACC. It provides a valuable link for all of our issues. If you are interested in serving on the board, but do not want to take on the responsibilities of the executive board members, place your name on the ballot as a write-in and drop it in the POA mailbox at 202 Hiawatha. You will still be a very valuable board member with your voice on voting matters. This is **our** community but if we want it to be one to be proud of, we all need to be working together toward that goal.
