

NOLIN LAKE ESTATES HOA
SPRING MEETING MINUTES
May 24, 2025

Called to order by Kevin Sperzel on Saturday, May 24, 2025 at 10:05 a.m., EDT.

Guest Speaker at the start of the meeting, Devin Bannister, Chief of Wax Fire Department, introduced himself and Jason Bailey, Assistant Chief. He stated they are working on making any necessary repairs, including fire hydrants, etc. At some point, the neighborhood will switch from Edmonson County Water to Grayson County Water but no dates were discussed. If owners have any issues, please contact him.

Minutes

Motion to dispense with the reading of the previous minutes of August 31, 2024, was made by Jerry Hermes and seconded by Kevin Carrico. Motion approved.

Treasurer Report

Treasurer report presented by Brianne Vilum, Interim Treasurer. The current operating account cash balance is \$18,503.13 in the HOA account and \$14,570.18 in the courtesy dock account, for a total of \$33,073.31. Total income was \$8,975.00 and expenses totaled \$7,697.41. See attached Financial Statement for details.

Motion to approve the Treasurer's report was made by Danny Pilkerton. Seconded by David Pilkerton. Motion approved.

President Update

- Beautification Day - Mr. Sperzel thanked those who were able to help clean up.
- Flooding - Mr. Sperzel stated that the boat ramp chain has been removed.
- Storm Damage/Roadway Update - Mr. Sperzel stated that he has been in contact with the county regarding road damage as a result of recent flooding. He was advised that no action is going to be taken until the ground stops moving.
- FEMA has been in the neighborhood. However, any assistance would only apply to full-time residents.

Old Business

- Courtesy dock - Mr. Sperzel mentioned the courtesy dock is ready pending the water level. The new dock will have a couple of minor changes as suggested by Jason Yeager (builder), including extending the stand off and adding handrails. Also, the cost will be approximately

\$3,000.00 less than quoted. It was suggested that these funds be placed in the account for future repairs to Haney Lane.

- Haney Lane - Mr. Sperzel mentioned that he is aware that Haney Lane is in need of repairs. Currently, he was advised it could be approximately \$5,000.00. It was suggested that the \$3,000.00 savings from the courtesy dock could go towards these repairs. No other information was discussed. Defer

New Business

- Elections - President, Vice President and Treasurer terms were up for renewal. No new members were nominated and the current positions will remain the same for another two years. Tracy Bowman made a motion to keep the positions as discussed. Seconded by Jerry Hermes. Motion approved.

President - Kevin Sperzel

Vice President - Michael Hooper

Treasurer - Brianne Vilums, from Interim Treasurer to elected position

Other Business

- Newsletter - Tracy Bowman discussed eliminating sending the annual newsletter via US Mail, and reducing expenses of approximately \$200 per year. Future Newsletter will only be sent via email. Motion made by Garrett Allen. Seconded by Monica Pack. Motion approved.
- Facebook Page - Mr. Sperzel reminded members that there is only one Facebook page they should be accessing for current HOA information. The older page was created by an individual who no longer owns property or has any connection to NLE.
- Neighborhood Roads - Due to the recent damage to Ridgecrest or if owners have any issues with roads, Mr. Sperzel encouraged members to continue to contact the County Judge Executive.
- 2026 Annual Dues - Tracy Bowman made a motion to increase annual dues from \$75.00 to \$120.00. Seconded by David Pilkerton. Majority approved. Bylaws state that this vote must be a two meeting vote. A second reading will take place at the Fall meeting.

50/50 - Winner - Stacy Carpenter (\$63.00).

Adjournment

Rebecca Hooper a motion to adjourn. Meeting adjourned at 10:35 a.m. The next meeting will be held Saturday, August 30, 2025 at 10::00 a.m.

KEVIN SPERZEL, PRESIDENT

DATE: _____

TINA PILKERTON, SECRETARY

DATE: _____