



Durham Park Association
800 Glasscock Rd, Liberty Hill, TX 78642

Regular Board Meeting
7:00 p.m. Monday July 9, 2018

Meeting Called by: DPA
Type of Meeting: Regular

Note Taker and Time Keeper: Secretary
Attendees: Public

Regular meeting of the Durham Park Association was called to order at 7:00 p.m. on Monday July 9, 2018 by President Virginia Malone with the following board members in attendance.

Virginia Malone	Gene Pittard
Jim Stauber	Nancy Young
Becky Barrett	Kristin Giuoco
Laurie Buchanan	

Guest Speaker

Joey Sisca discussed the stock tanks' issues and his bid for dredging work his company would complete if hired. JS notes that there are 3 main parts to his bid: Tree trimming/clearing, dredging upper pond and dredging lower pond. Dredging work includes reshaping ponds, installing overflow pipe to upper pond, re-grade existing drainage swale of lower pond and incase inlet side of drains in concrete. Trees trimmed/cleared would be burned in both ponds to create a seal from the ash. JS also stated that he is willing to finance with a 10% flat fee and he would be willing to split the 8.25% tax. He would prefer all work done at once to keep the cost of equipment needed as low as possible. LB will be going over funds to see what DPA can afford and will contact JS.

Minutes

Minutes for the June 11, 2018 meeting were read by Secretary, Kristin Giuoco and approved via email by all board members.

Treasurers Report

The Treasurers report was presented by Laurie Buchanan.
Income for June was \$6,288.92 with expenses totaling \$30,993.06.
\$30,019.00 of the expenses was to start up the new Money Market Checking account to separate the management of Capitol Improvement/Reserve Funds from the day-to-day Operating funds.
Assessments (176 of 202 property owners have paid their 2018 assessments). Payment plans are available. Email treasurer@durhampark.info to set one up.
Resales: Finalized =1 (Welcome to Edwin and Rebecca Barnes at 100 Birdsong Cove) Pending = 4

Maintenance

The maintenance report was presented by Gene Pittard.
GP noted that the board discussed the maintenance priorities and briefly mentioned the top 4 Capitol Improvements. #1 Ponds – they should be kept up as per the Deed Restrictions if DPA has the means and they are an eye sore. #2 = Tennis Courts & #3 Fencing – they are unusable and an eye sore and DPA would like to repair and improve them so that area can be used by residents. #4 = Clubhouse floors – the board would like to repair and paint the cement floors. It was noted that a lot of the work would be completed by volunteers and a fellow resident is willing to help to keep the costs low. It was also noted that this last project would not be planned until pool season ended.

Activities

The Activities report was presented by Nancy Young.
NY announced the winner of the \$25.00 gift certificate for Email Notifications chosen at the Summer Splash event

was Janis Brooks. The next activity planned is the Hayride in October and NY mentioned the need for square hay bales for that event. The bales would be borrowed for the evening and then returned back to donors.

Architectural Control

The ACC report was presented by Jim Stauber.

JS reported that one application was approved for subdividing land into 2 lots (14 acres and 22 acres with a house). 2150 DFT has agreed to add stucco along with other home repairs to meet masonry requirements. An app for a porch was approved for a home on Owen Pass. There is also an unresolved issue with an addition that was built on to 511 DFT though no application was submitted to the ACC. JS attempted to contact the owners via mail and has yet to hear back from them.

Pool & Building

Becky Barrett announced that the pool membership is up to 28 members. She also noted that Steven McStay came to look at the clubhouse floors on Sunday, July 8th and that he is willing to help with the acid wash and painting with minimal fees. There was also a plumbing issue with the toilet (clogged) that was address on Friday, July 6th. BB mentioned that she is looking into the possibility of a new pool gate system that would lock automatically and diminish the need for a padlock. She also noted that all costs to cover the new system would be taken from the pool fund. BB will also be contacting someone to spray for mosquitoes outside the clubhouse.

Old business

Updating Deed Restrictions: Lacy Phillips announced that the focus group has had one meeting so far and another one planned so that they can keep moving ahead.

Audit: LB announced that all documentation for the 2017 records audit was submitted to Mr. Tilson's firm on June 19th. Audits are done on a "First In, First out" basis. We are in line and it should take 4 to 6 weeks, once started.

Records Production and Copying Policy: LB announced that the document was returned from WILCO and posted on the DPA website under the Latest News Section and the shortcut tab under Policies (Open Records).

New Checking Account: LB noted that a new account was opened at the Classic Bank as a business money market account on 6/27/18. The board voted to approve this via email on 6/18/18.

Insurance Coverage for Volunteers: LB announced that volunteers are covered per the DPA liability policy. She also went over the coverage and procedure if an injury does occur.

Lawyer Procurement: We are still searching for an attorney that can fit our needs.

New Business

Maintenance Priorities: BB noted that GP had already touched on this subject

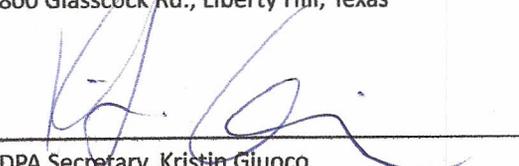
PUBLIC FORUM: Comments, Questions and Answers

Lelon Norman briefly stated how long the ponds have been an issue and that relying on volunteers is not an option. Susan Backer and Lacy Phillips asked about Fund Raisers being an option to help pay for pond repairs. LB was not sure and will have to check with the CPA.

Items Voted On: None

ANNOUNCEMENTS and ADJOURNMENT:

The next regular/official board meeting will be at 7:00 p.m. on Monday, August 13, 2018 at 800 Glasscock Rd., Liberty Hill, Texas


DPA Secretary, Kristin Giuoco