



Durham Park Association

800 Glasscock Rd, Liberty Hill, TX 78642

Regular Board Meeting 7:00 p.m. Monday Aug 13, 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 August 13, 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	

Minutes

Minutes for the July 9, 2018 meeting were read by Secretary, Kristin Giuoco and approved by all board members.

Treasurers Report

The Treasurers report was presented by Laurie Buchanan.

Income for July was \$2,008.56 with expenses totaling \$2,364.67.

Assessments (184 of 203 property owners have paid their 2018 assessments). Payment plans are available. Email treasurer@durhampark.info to set one up.

Resales: Finalized = 2 Pending = 2 Welcome Tyler & Desiree Wells, 201 N San Gabriel Loop and Irene Samaniego & Angelia Piedra-Chaves, 101 Cara Cove (land).

Maintenance

The maintenance report was presented by Gene Pittard.

GP and LB met with the insurance agent (Michael Binns, Farmer's Insurance) for a safety inspection on August 2, 2018. He gave us a report of the inspection results and suggestions along with an Injury Protocol to post. GP mentioned he would be getting fire extinguishers for the clubhouse this week, along with completing the root treatment for the septic.

Activities

The Activities report was presented by Nancy Young.

NY will start getting ready for the Halloween Hay ride by asking for bales of hay that can be borrowed from neighbors for the event. She estimates that we will need around 75 bales and will need volunteers to help.

Architectural Control

The ACC report was presented by Jim Stauber.

JS reported that there were two applications approved for July, one for a fence and another for an outbuilding.

Pool & Building

Becky Barrett that the pool season is going well and there are no issues to report. The building was rented by the Taylors earlier this month and Misty Taylor has volunteered to help clean the building. BB mentioned that one owner had voiced concerns about the ball moss growing on some of the trees in the park. Barbara (neighbor) will be scheduled to come trim some trees this month and we can have her look at the issue.

Old business

Updating Deed Restrictions: The Focus Group is still working on their collective suggestions and the due date for

their portion is September 30.

Audit: LB announced that our audit process should get underway the week of August 27th.

Ponds : LB contacted Joey Sisca from A-1 Excavation Inc. regarding his bids for the ponds. Though he was willing to finance some of the costs, we would not be able to complete the whole project at once due to lack of income. We discussed the main priorities regarding the ponds at this time and it was suggested that we focus on the flood control portion first. NY made a motion to start the flood control portion at the cost of \$10,400 with A-1 Excavation. BB 2nd the motion and it passed unanimously.

Lawyer Procurement: KG will be taking over to find a HOA Atty.

Pool Gate Lock: BB has been in contact with Mr. Greedy regarding installing a new automatic locking latch for the gate. She will follow up with him this month and let us know if he will charge for labor.

Fundraising questions from July meeting: LB contacted our accountant regarding the questions posed last month regarding fundraisers/ donations as an option to help pay for pond repairs. Here is their reply:

- 1) **Can we (as an association) hold fundraisers as a means to bring in money?** About a fundraiser... The Associations purpose is to operate, manage, maintain and administer the affairs of the Association. It is not in the business of holding fundraisers. If it does, the income earned will be taxable with very little, if any, offsetting expenses.

If property owners want to have a bake sale or garage sales on their driveway and donate the proceeds to Durham Park, that is their prerogative. If a group of association members hold of community garage sale and charge people for "booth" space, that is a non-exempt purpose type income and will be subject to tax.

- 2) **Can we accept donations for maintenance of the ponds (or any other project)?** Yes, the membership can write checks for the amount they feel comfortable contributing. It must come directly from them as a property owner and not a business account. It won't be taxable because what we are collecting would be considered voluntary assessments for an Associations property expense.

- 3) **Can we set up a "Go Fund Me" account?** No. That costs money since they take a cut/taxable.

New Business

Clubhouse floors: NY reported that the cost of materials to paint the floors would be \$968 and that Stephen's labor charge would be \$600. LB suggested that capital improvement funds could be an option to cover these costs. However, we first will need two more bids before deciding.

Tennis Courts: GP will be getting bids to tear up the tennis courts and remove debris.

PUBLIC FORUM: Comments, Questions and Answers

Items Voted On: Moving forward with pond repairs – starting with flood control.

ANNOUNCEMENTS and ADJOURNMENT:

The next regular/official board meeting will be at 7:00 p.m. on Monday, September 10, 2018 at 800 Glasscock Rd., Liberty Hill, Texas.



DPA Secretary, Kristin Giuoco