

Deposit:

\$610.00	From Closed Bank Account at: First National Bank Account # 413281858
\$50.00	Western Union Money Order – 11243 Country Ridge (2011) 14-406987847
\$50.00	Western Union Money Order – 11243 Country Ridge (2012) 14-406987848
\$100.00	From 11452 Country Ridge Ln (Johnny Harvey) 2014/2015 POA Dues August 7, 2015 #0025987332 (New Owner - Roger Smith)
\$140.00	From Asuncion Galloway 11276 Country Ridge Lane #5394 2014/2015 \$100.00 <u>AND 2016</u> (\$40.00)
\$140.00	From Paul & Mai Brown – 11342 Country Ridge Ln #2001 2014/2015 \$100.00 <u>AND 2016</u> (\$40.00)
\$350.00	Allegiance Title Company – Closing from 10242 Fireside Lane Now Current through end of 2015 – New owners - Hector and Leigh Garza
<hr/>	
\$1,440.00	Total Deposit Available to Open Account

NOTE: James and Cindy Robbins (11133 Country Ridge Lane) also moved and closing on their property was August 19, 2015. They were current on their POA Dues (credit for mowing Helms Trail). Not sure of the names of the new owners.

August 20, 2015

The Fireside Estates Property Owner's Association (Federal Tax ID/EIN# 26-0772955) met on August 20, 2015 at 11320 Country Ridge Lane. The meeting was called to order by Mr. Paul Brown (of 11342 Country Ridge Lane) at 7:00 pm. There were around 65 people in attendance with 34 properties signed in* *(and several [10-15] had contacted Mr. Paul Brown prior to the meeting indicating their expected absence but support of reestablishing the committee and proposals outlined in the call for the meeting.)*

After initial greetings and some background information, the following people were elected to serve on the POA Committee:

Bryan Boger (11188 Country Ridge Ln); Tracey Rich (11144 Country Ridge Ln); Roy & Mollie Fletcher (10341 Fireside Ln); Paul Brown (11342 Country Ridge Ln); Michael Chronister (11232 Country Ridge Ln). There was a desire to have two more from Fireside Lane, however with no others coming forward, the above were elected to serve on the POA Committee.

The POA Committee was authorized by the Fireside Estates Property Owner's Association to open a bank account to provide financial accountability and security for the POA Funds.

Mr. Paul Brown gave a summary of the Financial Status of the POA ... He stated that the POA had \$610.00 in cash and a few checks that would need to be deposited into the new bank account. He also commented on the checks that were received during the past several years, but not cashed or deposited into the former bank account. The POA Committee will review these checks to see if any of these funds might be available to the POA.

Three proposals were mailed out to the property owners on August 10, 2013. These were reviewed and voted on.

Proposal #1 was presented and discussed and it passed by a unanimous vote:

Proposal that we ask everyone to pay their 2014 and 2015 POA Fees (\$50.00/year = \$100.00) by the end of this year (Dec. 31, 2015)

- A. Those that agree and pay \$100.00 will be forgiven of any unpaid fees/assessments (remainder amount of your statement with this mailing).
- B. Those that do not pay \$100.00 for 2014/2015 assessments will still be responsible for **all** unpaid fees *the total amount noted on your individual statements*. (\$50.00/year for all uncollected funds) These funds, if not sent into the POA will be collected when the property sells. [Our restrictions automatically place a lien on each title that needs to be cleared when the property is sold.]

Proposal #2 was presented and discussed and it passed by unanimous vote;

We offer each property owner a 20% discount if they pay their POA fees/assessments in January. This would reduce the payment from \$50.00 to \$40.00 if the fees are paid (postmarked) by January 31st. The full \$50.00 will be due, as per our restrictions, if fees/assessments are not paid in January.

The POA will mail out post cards in late December/early January to remind property owners to pay their POA Fees. -- The mailing will include a financial report with receipts/expenditures, total amount due for your property, and a reminder that the assessments are due in January with a 20% discount.

Rational: These two proposals will provide funds to reestablish our operating balance and an ongoing annual receipts that will be available for expenditures in the future.

Notes:

- a. The discount may be discontinued if there is a necessity for more revenue in the future.
- b. This proposal does not amend our restrictions unless we are able to have a meeting and 90% of the lot owners vote to amend.

Proposal #3 was presented and discussed and it passed by unanimous vote:

Ask the POA Committee to develop and report to the Association in writing the following (by January 1, 2016):

- A. An Operating Budget - *How will the POA Funds be used?*
- B. Balance Sheet (monthly or annually) – Noting amount available for capital expenditures.
- C. Check to see if we need to have liability insurance for common areas. (*Do we have common areas?*)
- D. Capital expenditures approved by Association for the year.
---- **NOTE:** *These items (A-D) are needed to fill out the Resale Certificate when someone sells their home.*----

Time was given for general questions and concerns. The following concerns will be referred to the POA Committee: Mowing of full acre, some yards are accumulating trash, parking on the street, street lights (some residents are paying the electric on their own to have the lights on), repairing the fence along Helms Trail and also cleaning up the overgrown area around the tree.

The meeting concluded with a drawing of a few items donated by Nader Fangary of Jack's Quick Stop (Chevron and Taco Casa in Forney). The meeting adjourned at 8:00pm.

Respectfully Submitted,

Paul Brown,
Chairman, Pro-Tem

*It was duly noted that the meeting may not have fifty percent of the property owners present to secure a quorum to select a property owners committee (Deed Restrictions, D.2.). However, the Deed Restrictions also state that 'Any Property Owner shall have the right to enforce, by any preceding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provision of this Declaration.' (Restrictions, G)

Those attending the meeting (representing over 1/3 of the properties) by unanimous vote (a sufficient number to select a committee if there were a quorum) agreed to have those selected represent them and act as a provisional POA Committee and carry out the responsibilities as outlined in the Deed Restrictions, D. 2).

Rational: 1) The deed restrictions are binding on all parties and all persons claiming under them for a period of thirty-five (35) years and then continue in successive five year periods (E). 2) The absence of a POA Committee does not nullify the Deed Restrictions, those selected will function and serve as a provisional POA Committee as outlined in the Deed Restrictions (D.2.). 3) A provisional POA Committee is better than having each property owner act unilaterally or independently to enforce the Deed Restrictions. 4) Another meeting will be called in one year to see if we are able to have a meeting with a quorum of fifty percent (50%) to duly elect and establish a POA Committee, if not, the POA will continue to have a provisional committee to maintain the integrity of the Deed Restrictions.

August 20, 2015

The Fireside Estates Property Owner's Association Committee met following the conclusion of the Property Owners Association meeting at 11320 Country Ridge Lane at 8:10 pm.

Present were:

Bryan Boger (11188 Country Ridge Ln); Tracey Rich (11144 Country Ridge Ln); Roy & Mollie Fletcher (10341 Fireside Ln); Paul Brown (11342 Country Ridge Ln); Michael Chronister (11232 Country Ridge Ln).

By common consent, Tracey Rich was named Treasurer and Paul Brown was named President.

The Committee authorized Tracey Rich and Paul Brown to open a checking account as soon as possible to deposit the current funds in our possession. This was approved by common consent.

Tracey Rich recommended that the checks require two signatures and that all on the committee be listed as signers for the checks. This was approved by common consent.

Tracey Rich and Paul Brown were asked to open an account as soon as possible and then the others would sign the signature cards at the bank at their convenience.

That being all the business that needed to be done, the meeting adjourned at 8:20pm

Respectfully Submitted,

Paul Brown,
President