

---

## **Minutes Polly Ranch Homeowners Association**

Meeting September 3, 2014; 2308 Butler Drive

**Officers Present:** Bob Barr, Vice President, Sally Durand, Secretary; Martha Honey, Treasurer, Mike Johnson, Airstrip Chair; Jeff Miller, Park Chair.

**Members Present:** Sally and Dave Durand, 2007 McKissick Drive; Betsy and Drew Brausszra, 2107 Butler Drive, Luke Rizzo, 2312 Butler; Bob Barr, 2202 Butler; Marty King, 2310 Butler; Dave and Avril Forster, 2308 Butler; Sheryl Smith, 505 Oak; Tommy Stoneman, 209 Oak; Michael Johnson, Butler Drive; Scott Caton, 2006 Pine Drive; Scot Caton 2006 Pine; Harry and Marilyn Erwin, 308 Oak; Jeff & Betsy Miller, 2005 McKissick; Martha Honey, 2211 Airline Drive; Scott Merkle, 2109 McKissick Drive; Barry Romano, 2211 Butler; Jim Garrett 2105 Airline Drive; Ramond C. Dorozynski, 2105 Airline Drive;

**Call to order** by Bob Barr, Acting President, at 7 PM  
Minutes of previous meeting were distributed and approved.

**Status of Front Sign Damage:** Bob Barr reported that auto insurance will not cover damages since the destruction occurred while individuals were fleeing from the police. Discussion: Suggestion about suing the individuals in small claims court. Bob stated that there is a filing fee of \$75 and that most times the awarded amount to the plaintiffs is not recovered. **Action Plan for repair of the sign:** Avril Forster and Rob Hunt volunteered to design a new sign. Dave Forster moved that by September 30, 2014 the sign committee members develop a design and send out for bids (3) to be back by October 15, 2014. The board will give final approval of the construction and design of the sign. The committee has approval for \$3,000 for construction of the sign and PRHA board has authority to approve an increase in monies if necessary. Motion approved by Tommy Stoneman and seconded and Luke Rizzo. Motion passed by majority vote.

**Bylaws and Deed Restriction Update:** (Summary of proposed changes at end of these minutes.) Bob Barr stated that the board will send out for vote the recommended bylaws and deed restriction changes as discussed in previous meetings with the exception of expanding sites for horse fences. Melissa Johnson, the only resident who requested the horse fence change, no longer lived in Polly Ranch.

**Voting Process:** Bob Barr reviewed the process for voting. He stated that according to state law bylaws can be changed by voted electronic vote. Deed restriction changes must be printed and signed in blue ink by residents. 2/3 homeowners vote required for approval of deed changes. It was suggested to mail the ballots with a self-addressed, stamped envelope to homeowners. Follow up by phone or go door to door if needed to obtain the require 2/3 vote for deed restriction changes. Question: Is it one vote per lot or one vote per homeowner? Answer: One vote per lot. Currently there are 248 lots. General discussion followed about the expansion of Polly Ranch lots since the original plat was submitted to the city/county. Board members will follow up with the city/county about the location of an updated plat.

**Open Board Positions:** Carol Mullenax, elected board member serving as President, resigned effective immediately from the board due to her work relocation to California. Dave Forster, previous President, offered to assist the board until a replacement is found. Members voted to approve Dave Forster as an acting member of the board. **Open Positions:** Reminder to homeowners that Elections will be held in

---

November at the General Meeting for other open board positions. Sally Durand's term ends in November and Jeff Miller, current park chairman, has extended his term several times due to no one volunteering to replace him.

### **Committee Reports**

**Airstrip-** Mike Johnson, Committee Chair, reported that the Polly Ranch Picnic, hosted by the pilots, is scheduled for Oct 18<sup>th</sup>. The pilots provide airplane rides and donate funds for the picnic food and airplane fuel. He requests volunteers, general homeowners and pilots, to help with this activity. In past years, pilots provided 50-60 flights. Life flight, which has used the airstrip several times for health care emergencies, has been invited. Sally Durand volunteered to post a sign advertising the event.

**Parks-** Jeff Miller, Park Chairman requested \$500 to clean up the front entry way. Request approved. He suggested to redo the area in the front to make its upkeep more manageable. The proposed redo will wait until after the new sign is installed.

**Treasurer:** General Fund has \$36,000 with a \$10,000 liability for mowing the grass. Pilot's general fund: \$30,000; Resurfacing airstrip fund: \$93,000. General Budget 2014: Is about even for expenses (\$16,700) and income (\$18,000). Costs, like insurance liability premiums for Board Members, continue to rise. At this time Polly Ranch does not have property liability insurance and Dave Forster volunteered to research whether this insurance is prudent.

### **Old business:**

**Camera Surveillance:** Dave Forester reported correction to last minutes regarding camera surveillance. There are now two (not "one" as reported in previous minutes) functioning cameras on Winding Way that can record license plates both entering and leaving PR. As reported last meeting, the DVR tapes are saved for approximately 30 days on a DVR housed in Larry Smith's hanger. The DVRs cannot be viewed remotely. At this time there is no surveillance on Oak.

### **New Business:**

**Golf Carts:** Luke Rizzo contacted Friendswood Police for a review on laws regarding driving golf carts on public streets. Golf carts are legal on streets with 35 or less MPH posted speed limit and can only be operated by licensed drivers.

**Repair of Park Gate:** Dave Forster moved that \$2000 be allocated for construction of a new park gate. Design for the gate to be completed by September 30, 2014. Three bids should be obtained by October 14, 2014 and submitted for board approval. The motion was approved by Jim Garrett and seconded by Sally Durand. Members approved unanimously. Dave Forster and Jeff Miller volunteered to follow up with the gate construction.

**Complaint to homeowner violating deed restrictions:** Jeff Miller requested that the board send a notice to the residents of 2701 Pine that multiple vehicles parked out front of their residence is a violation of deed restrictions.

---

**PRHA Bylaws and Deed restrictions:** Proposed ballot with recommendations for updating the PRHA bylaws and deed restrictions. The recommendations would be voted upon by the homeowners.

**Review of the process for changing PRHA bylaws and deed restrictions:** **Bylaws:** Current bylaws allow bylaws changes with a vote of 50% of the homeowners +1. **Deed restrictions:** A change in deed restrictions requires a vote of 67% or more of the registered home owners. By law, voting for deed restrictions must be on paper and signatures in blue ink.

**Bylaws changes proposed.** Requires a vote of 50% of the homeowners + 1.

1) Modify officer term limits in the bylaws. Rationale: It is very difficult to get individuals to commit to 6 year terms. Consider changing to 3 year terms with the restriction that an individual can serve no more than no more than 6 years.

2) Update bylaws to allow for electronic voting for bylaws changes. Rationale: It would allow for more participation in voting. There is one vote per lot.

3) Change the current requirement: President must “countersign” monetary disbursements to the President must “monitor” disbursements.” Rationale: Online banking does not allow for countersignature.

**Proposed Deed Restriction Changes.** Require 67% vote of homeowners on paper with signatures in blue ink.

1) Raise the cap of maximum maintenance fee from \$75 per year maintenance fees to allow for a maximum cap of \$125 per year. If this change is voted in by over 67% of PRH, this bylaw still requires a formal vote in an official homeowner’s meeting to actually raise fees. The proposal is not to raise the fee but to raise that cap which allows homeowners to raise the fee if needed in the future. Rationale: While costs have risen, the fees have not changed since PRHA was formed over 40 years ago. For example mowing of the general property and insurance are big budget items that have incurred increasing costs. Park equipment need replacement. There are not enough funds for contingency situations.

Meeting adjourned at 9PM.

Minutes by Sally Durand, Secretary