

Minutes Polly Ranch Homeowners Association

Meeting May 28, 2014; 2007 McKissick Drive

Officers Present: Carol Mullenax, President; Sally Durand, Secretary; Bob Barr, Vice President; Martha Honey, Treasurer.

Members Present: Don and Fay Dickson, 2004 McKissick Drive; Judy Green, 2401 Butler; Luke Rizzo, 2312 Butler; Chris & Angela Block, 2412 Airline Drive, Scott Caton, 2006 Pine Drive; James & Linda Rebstock 2113 McKissick; Avril Forster, 2308 Butler; Marty King, 2310 Butler; Dot Fishbach 2406 Butler; Jeff & Betsy Miller, 2005 McKissick; Peggy Walters, 2301 Airline Drive; Tim McCullough, 2203 Airline Drive; Wallace Livesay, 2002 Airline Drive; Melissa Johnson, 703 Oak Drive

Call to order by Carol Mullenax, President, at 7 PM

Introductions Members were introduced. Minutes of previous meeting were approved by Bob Barr and seconded by Wallace Livesay. Membership approved unanimously.

Committee Reports

President no report; VP no report, Secretary, no report;

Treasurer's report- Martha Honey, Treasurer presented the budget and banking summary to attendees.

Airstrip- Avril Forster reported. Girl Scout troop contacted airstrip committee members and offered to help with airstrip activities. Activities TBA. A fly out is scheduled June 28 and non-pilots are invited to contact pilots if interested in riding along.

Parks-

Jeff Miller, Park Chairman reported. Park clean up schedule for this Saturday morning. Polly Ranch members are encouraged to attend even if for only an hour or two. Except for mowing, maintenance of the park is done by volunteers. Please let officers know if Eagle Scouts are interested in projects.

Old business:

Camera Surveillance: Avril Forester reported the status of camera surveillance. There is now a functioning camera on Winding Way. 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.

PRHA Bylaws and Deed restrictions: President Carol Mullenax reviewed a proposed ballot developed containing 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: Current bylaws allow bylaws changes with a vote of 50% of the homeowners +1. 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. Presented by Carol Mullenax and followed by homeowner's discussion:

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. **Member discussion:** Why are there five officers in the bylaws? A: it is customary for five officers.

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. **Member Discussion:** Members expressed concern about ensuring security and secrecy of the voting processes. There was a suggestion of appointing or electing judges to oversee the process. The importance and methods of educating homeowners about the vote was discussed. Bob Barr stated that Texas Law allows electronic voting for bylaws changes. He was asked to share the specific law with the other officers. Clarification was made of the Proxy voting process for those who cannot attend general meetings. In his/her absence a Polly Ranch homeowner can appoint a person as to vote for him/her during meetings.

3) Change the current requirement: President must "countersign" monetary disbursements to the President must "monitor" disbursements." Rationale: Online banking does not allow for countersignature. Bob Barr, CPA, stated that the risk of fraud is slight if the account is monitored by several people.

Proposed Deed Restriction Changes. Require 67% vote of homeowners on paper with signatures in blue ink. The following was presented by Carol Mullenax and followed by a general discussion by homeowner's:

1) Modify deed restrictions to allow for a properly constructed horse fence to be allowed in the front of on properties with horses. Current deed restrictions state that horses are allowed on properties bordering Clear and Chigger Creeks and fences must extend no further than the front of the house. **Melissa Johnson** requested the change. She has 7 acres and 3 horses. She has temporary fence and would like to build a proper fence that extends past the front of the house. At this time, no other homeowners house horses on their property.

The proposed change would require construction of fences to meet specific criteria and approved by an architectural committee. The fence must be set back at least 40 foot from the front of the property.

2) 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. **Member discussion:** Discussion of current budgetary constraints. Volunteer workers have contributed to keeping costs low however the majority of homeowners do not volunteer. Homeowners fees have been unable to cover general maintenance costs. After much discussion, the majority of members agreed that raising the cap to \$125 was insufficient to cover potential future costs. It was voted upon by the majority of the attendees voted for proposed deed restriction to increase the cap to be raised to \$150. It was also suggested to just raise not only the cap but also the fees when the general membership votes. Members agreed that sufficient explanation must be made to PR home owners before requesting to raise the cap.

New business:

Golf Carts: Luke Rizzo requested that Friendswood Police come to the next quarterly meeting to discuss golf cart rules. Carol Mullenax asked Luke to invite the Police to discuss this at our next meeting.

Meeting adjourned at 9PM.

Minutes by Sally Durand, Secretary