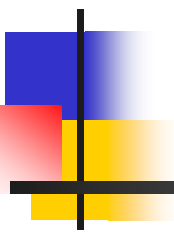


# North Bethany Lake Estates HOA 2008 Annual Meeting



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March 25, 2008  
7:00 – 8:30 PM

North Bethany Lake Estates  
P.O.Box 1848, Allen, TX 75013

[www.NorthBethanyLake.net](http://www.NorthBethanyLake.net)

NorthBethanyLakeEstates@gmail.com



# Introduction of Officers

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- Brent Albright, President
- Tilda Fyffe, Vice President
- Bill Stone, Secretary/Community Liaison
- Tina Brown/Sanjeev Patel, Treasurer
  
- Mayank Patel, ACC Committee
- Shari Wickham, Welcoming Committee



# Agenda

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- Roll call
- Proof of notice of meeting or waiver of notice
- Reading of Minutes of preceding meeting
- Report of Officers
- Reports of committees
- Election of directors
- Discussion on the wall on Hwy 2551.
- Organizing a Wall Committee.
- Unfinished business
- New business



# President's Report

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- Last year's meeting minutes.
- Landscaping report and updates.
- New wall construction.
- Handling of questions, comments, and complaints.
- Election of new board members.



# Last year's meeting minutes

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- Can be read/discussed if needed.
- Available on the website.



# Questions, Comments, Complaints

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- Numerous simple questions were answered.
  - Some were re-directed to proper authorities, i.e. Police (noise), Environmental Health (trash), City Code Enforcement (parking cars on grass, non-mowed grass), and Animal Control (barking dogs).
- The HOA did mail numerous letters on behalf of residents with complaints that were not city related but causing their neighbors concern.
  - These were for a range of things and they requested the HOA to be voice of complaint.
  - HOA will enforce laws from HOA Covenants and Bylaws.
- HOA does not enforce criminal laws or city ordinances.
- **City of Allen:**
  - Code Enforcement 214-509-4160
  - Police 214-509-4321
  - Animal Control 214-509-4378
  - Street Lights 214.509.4576
    - e-mail [dmorrison@cityofallen.org](mailto:dmorrison@cityofallen.org)
    - fax 214.509.4590



# Vice President Report

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- Tilda Fyffe



# Secretary/Community Liaison Report

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- Bill Stone



# Treasurer Report

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- Tina Brown/Sanjeev Patel
- Purchased community cell phones.
  - Necessary due to numerous phone calls between board members, to contractors, City of Allen, NTMWD, TX DOT.
  - Increase communication between board members and HOA members.
- 2007 Expenses.
- 2008 Proposed Budget.
- Non-payment residences.



# Major Expenses for 2007

Month	Landscape Contract	Landscape Avg Repairs	Average Electric	Water	Survey	Insurance	Fountains	Average Lake Area	Average HOA Misc	Total Average
Jan	\$1,100.00	\$150.00	\$50.00	\$449.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,524.00
Feb	\$1,100.00	\$150.00	\$50.00	\$500.00	\$1,500.00	\$250.00	\$0.00	\$400.00	\$125.00	\$4,075.00
Mar	\$1,100.00	\$150.00	\$50.00	\$0.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,075.00
Apr	\$1,100.00	\$150.00	\$50.00	\$0.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,075.00
May	\$1,100.00	\$150.00	\$50.00	\$0.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,075.00
Jun	\$1,100.00	\$150.00	\$50.00	\$500.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,575.00
Jul	\$1,100.00	\$150.00	\$50.00	\$0.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,075.00
Aug	\$1,100.00	\$150.00	\$50.00	\$0.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,075.00
Sep	\$1,100.00	\$150.00	\$50.00	\$0.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,075.00
Oct	\$1,100.00	\$150.00	\$50.00	\$500.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,575.00
Nov	\$1,100.00	\$150.00	\$50.00	\$0.00	\$0.00	\$250.00	\$0.00	\$400.00	\$125.00	\$2,075.00
Dec	\$1,100.00	\$150.00	\$50.00	\$0.00	\$0.00	\$250.00	\$15,000.00	\$400.00	\$125.00	\$17,075.00
<b>Total</b>	<b>\$13,200.00</b>	<b>\$1,800.00</b>	<b>\$600.00</b>	<b>\$1,949.00</b>	<b>\$1,500.00</b>	<b>\$3,000.00</b>	<b>\$15,000.00</b>	<b>\$4,800.00</b>	<b>\$1,500.00</b>	<b>\$43,349.00</b>



# HOA Dues

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- 2008 collection
  - 151 homeowners paid - \$38,475
  - 46 still not paid approximately \$25,000
    - Getting ready to send reminder letters including fee structure and process for collection.
    - At the end of 2007, 17 owners had not paid approximately \$13,000.



# Landscaping Report and Updates

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- Switched to Miramontes Landscaping.
  - All the same services for less.
- Removed Cattails/trash from the Lake.
- Added two lighted fountains.
  - Keeps pond clean by circulating water.
  - Beautifies the area.
- Future projects
  - Trash receptacles around the lake.
    - \$400-\$600 for heavy décor concrete receptacles.
  - Protecting the trees from the Beavers.
  - Fixing the front flower beds/lights.



# Community Events Report

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- Shari Wickham. We need your help! Join the volunteer board and plan the events *you* want.
- Neighborhood garage sale upcoming. Please contact Shari Wickham if you would like to participate.
- [wickschow@yahoo.com](mailto:wickschow@yahoo.com)



# FM2551 Wall Construction

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- This has been very time consuming and more in-depth project than anyone had anticipated.
- We have had to work with TXDOT, NTMWD, the City of Allen, surveyors, and the builder/contractor - Brickfence.com.
- This has been a slow moving process and hasn't been as simple as just saying "build it".



# FM2551 Wall Construction

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- NTMWD would not approve the building of the wall.
  - They wanted a less expensive fence i.e. wood that would be easy to repair or fix if they had to repair their sewer line.
  - The City only wanted a brick, rock or iron wall. This had put us in a holding pattern until they could work this out.
  - NTMWD eventually gave in and we were then told to go ahead with the building of the brick, rock, or iron wall.
- The HOA Board worked with City of Allen, NTMWD and TX-DOT to figure out the location and placement of the wall.
  - The City of Allen learned from TX-DOT that they, (TX-DOT) will be purchasing land in order to widen FM2551 from 2 to 6 lanes, possibly in 2009.
  - TX-DOT advised that any wall built in this area would be destroyed.
  - A survey was needed along FM2551 had to be completed to figure out where this widening/extension will take place.



# FM2551 Wall: Survey Results

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- The HOA does not own property alongside FM2551.
  - The wall is actually to be built on the City of Allen's property.
    - The city's project engineer for this project, John Dostart confirmed this.
    - The city owns no property alongside the residences at 1828 and 1829 Lake Travis Dr.
  - Their private property line's end at TXDOT's right-of-way.
    - The city contacted TXDOT about placing the wall into their right-of-way, (east) onto TXDOT right of way.
    - TXDOT replied we could not and provided the information about the expanding of FM2551 and the acquisition of additional land needed from the City of Allen and 2 homeowners.



# FM2551 Wall: Survey Results

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- The location for the wall will be around the location of the old guardrail, approximately 2 feet from the city's streets.
- The wall will travel from the corner of the red Walgreen's wall approximately 1550 ft north to the wooden fence at 1828 Lake Travis Dr.
- This means no second entrance or sign.
  - The land is owned by the Homeowners on either side of Lake Travis and FM 2551 intersection.



# FM 2551 Wall

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- HOA has awarded contract to Brickfence.com.
- HOA/Brickfence.com is handling all permits, designs.
  - Computer engineered wall.
  - Wall will have pre-cast toppers, cement foundation with steel re-enforcement.
  - Neutral red brick with some black and white.
  - 6' tall.
- Currently have about \$100,000 in the wall fund.
  - This does not include 2008 funds (\$15,876).
- We are talking to City of Allen for help with remaining funds.



# FM 2551 Wall

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- Any wall questions?
  - We will try our best to answer or find someone who can!
- We need to form a Committee to continue work on the Wall till built.
  - Recommend Brent Albright head the committee with other home-owners helping to provide continuity in the wall process.



# Election of New Officers

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- Three Openings on the Board.
  - Two current Board Members (Bill Stone & Tina Brown) staying on.
- Once elected the 5 board members will decide their positions.
  
- Current positions being vacated:
  - President (Brent Albright)
  - Vice President (Tilda Fyffe)
  - Secretary (Vacant – Temporarily filled by Bill Stone)
  
- Current vacate volunteer positions;
  - ACC committee
  - Welcoming committee
  - Landscaping committee
  - Wall Committee.



# Election Time!

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- Free time to address members in regards to being elected for positions.
- Nominations for three openings!
  - Acceptance, Seconds
  - Nominated homeowners to introduce themselves to the meeting audience.
- Vote! (One vote per household)



# Election Results

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- Three New Board Members were elected.
- Please check contact info on website for latest information.



# Old/New Business

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- Questions?
- Comments?
- Ideas for new board members?
- Email them, write them, or talk to them!
  - [NorthBethanyLakeEstates@gmail.com](mailto:NorthBethanyLakeEstates@gmail.com)
- **Adjourning of the meeting.**