

Board of Directors Summary Meeting Minutes

Summit Estates at Fischer (SEF)
Wednesday, June 14, 2023, 9:00 AM
Fischer Store School Community Center
12400 FM 32
Fischer, Texas 78623

Board Members Present:

President: William Conrad
Vice President: Steve Ferrell
Treasurer: Nancy Carr
Secretary: (vacant position)

General Membership and Guests Present:

William Conrad
Michael Nolen, SMTX Property Management, LLC
John Law
Loy Moe
Dennis Anderson
Don Fonner

1. Call to order and certify quorum

The Board meeting for the Summit Estates at Fischer (SEF) was called to order at 9:08 AM and quorum was met.

2. Ground Rules

- a. Roberts Rules
- b. Civil and Courteous
- c. One speaker at a time

3. Review and approve minutes from Regular meeting of March 22, 2023

Amy Clark was to take meeting minutes but had a mix-up on the date. Nancy Carr took notes for the meeting. Meeting was recorded and will be transcribed by Amy. No minutes available from March 22, 2023 meeting.

4. Treasurer's report and financial report update-Nancy Carr, Treasurer

Current balance: 6/8/23 = \$99,427.47

Debit to account: (by month Jan.-May) \$3204.06

Payable as of 6/14/2023 = \$2,888 (Management fees)

\$95,948 Net available

\$28,000 Road deposit

\$26,000 Cash reserve

\$41,949 Net operations

*Contact Nancy Carr or William Conrad for more information on spreadsheet.

Motion to approve Treasurer report by Steve Ferrell.

2nd by Nancy Carr.

None opposed.

5. Members Comments

There were no comments from the general membership.

6. Old Business

- a. Accept resignations from Kate Goff: Secretary, Lindsey Clark: At-Large Member.

Motion to approve resignation by Nancy Carr.

2nd by Steve Ferrell.

None opposed.

b. Recognize Amy Clark volunteering to take minutes for this meeting via recorder.

c. Canvas votes to increase road fees and approve election results from 2/5/2023.

In favor 39, against 6, proxy 9, total votes 45,

Attendees 37

Motion to approve Steve Ferrell.

2nd by Nancy Carr.

None opposed.

d. Discuss actions regarding Texas Water Discharges on Summit Estates at Fischer property, and take further action as needed.

William Conrad reports: Questions about Texas Water Company regarding the ditch near entrance, attempts for drainage not followed through properly. Last meeting with TWC ready to begin work with better design of discharge. Have not heard back on any damage to gate.

Question about Emergency Evacuation Plan

Loy Moe volunteered to work with John Law to get going on emergency evacuation plan / committee to work in conjunction with local authorities. Specifically for fires and floods.

e. Review delinquent membership accounts, discuss potential next steps, and take action to authorize the Board of Directors to initiate collections for any and all past due members. Welcome advice from members on how to move forward.

2/8

3/7

4/21

Next steps

1. J.P. Court – last resort.
2. 1st give community notice that we intend to go to court.
3. Three notices sent this year. Can result in lien on property until judgment is released.

7. New Business

- a. Consider Dennis Anderson as a volunteer to fill the unexpired term as At-large Board Member and take action after brief introduction. Dennis' main area of concern are the roads. Wants to unite community and hold round-table discussions. After discussion, Dennis Anderson withdrew his bid but will serve as block captain.

- b. Review and approve revised Management Certificate from Thurman and Philips.

Nancy Carr: Motion to approve revised management certificate.

Steve Ferrell 2nds motion to approve,

None opposed.

8. Committee Reports

- a. Architectural Review Authority

- i. New construction approvals- 6 approval constructions 2023.

- ii. Pending construction approvals- 4

- iii. Violations and actions- Currently 6 minor violations.

- b. Select Finance Committee- Can't continue \$100/year dues. John Law reported on analyzing data focusing on roads. Report due 15th. More information on spreadsheet available at community meetings. Looking forward to community feedback.

- c. Maintenance Committee

- i. Gates Culverts/drainage- Cleaning of front gate area priority. Front gate, 2 roads included: Eagle Ln., and Liberty Bell.

Plan to paint gates soon.

Bid to clean 5 culverts not to exceed \$10,350

Motion to approve bid to clean the 5 culverts by Steve Ferrell.

2nd by Nancy Carr.

None opposed.

- ii. Roads- See report produced by Select Finance Committee for all costs and surface options for future SEF roads. Pothole patch party planned soon.
- d. Social Committee- (Lindsey Clark not present.) Plans for 4th of July parade in the works.
- e. Block Coordinators- More needed. Will be first to see presentation on roads.

9. Other Business No further business.

10. Executive Session No Executive Session held.

11. Adjourn

The meeting was adjourned at 12:16 PM.