

# RIVER OAKS ESTATES

*Homeowners Association*

## Annual Meeting Minutes

Saturday, June 15, 2019

1090 Brazos Bluff Drive China Spring, Texas 76633

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1. Dan Braswell called the meeting to order at 10:05 AM.
2. There were 29 homeowners in attendance.
3. Dan Braswell welcomed everyone and introduced the 2018-2019 Officers:
  - President: Dan Braswell
  - Vice President: James Workman (not present)
  - Treasurer: Jennifer White (not present)
  - Secretary: Melissa Regan
4. Because most attendees were recent residents of ROE, Dan Braswell asked everyone to introduce themselves and state where they lived.
5. Dan Braswell read last year's annual meeting minutes.
  - Keith Hoeffner made a motion to accept the minutes, Paul Svacek seconded the motion. Motion passed.
6. New Officers for 2019-2020: Dan Braswell said that Paul Svacek had offered to take over the role of Vice-President, and that he recommended the HOA's confirmation. Also, he stated that the HOA needed someone to take over the position of Secretary and asked for a volunteer. There were no responses at that time. Jim Galyean made a motion to accept the new officers as proposed, Linda Svacek seconded the motion. Motion passed.
  - President Dan Braswell
  - Vice President Paul Svacek
  - Treasurer Jennifer White
  - Secretary TBD
7. The Treasurer's Report was given by Dan Braswell because Jennifer White had been unable to attend. He said that the money market account balance was approximately \$70,000; necessary because the HOA would need to resurface the roads eventually. This would be about an \$80,000 expense. He noted that there would be no change in the amount of dues assessed for 2019-2020.

Paul Svacek made a motion to accept the Treasurer's Report, Keith Hoeffner seconded the motion. Motion passed.

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8. The Architectural Committee Report was given by Paul Svacek. Article VI, Section 2 of the Covenants and Restrictions was Amended and filed of record in 2017. It states in part, that dumpsters and site-built containment are both acceptable. The AC would now like to change this to dumpsters only.  
The question was asked if there was a time limit for new home construction. Dan Braswell answered that there was not, but the CCRs could be amended to state a limit, if the HOA was prepared to enforce consequences on violators. The question was asked if builders renew their bonds after the initial ones expire. Paul Svacek answered that the AC does not oversee builder bond renewal. Ramona Cooper asked if “out buildings” must match the exterior of the home and be approved by the AC. Dan Braswell answered that yes, they must, and that all existing “out buildings” had been approved by the AC.  
Paul Svacek said that Erik Jensen will step in for Dan Braswell on the Architectural Committee. Paul Svacek, Patrick Ely, and Will Hicks will remain on the committee.
9. Jack Ferguson gave an update on the front gate. He said that the existing call box stores 250 numbers and is almost full again. He said that a new call box with a 400-number capacity has been ordered, and both will be used.
10. Dan Braswell gave an update on the front gate motion-activated camera system. He said that A-1 Fire & Security Services gave him a quote for a DVR and high-resolution camera system of approximately \$1,000. They will be out in about a week to install the system. Jack Ferguson said he can provide internet access to the guard gate for cloud storage of recorded data.
11. Paul Svacek gave an update on river access. He said that the river was currently flooded and he and Will hadn’t been able to get down to the banks. Dodie Miller asked that they be certain that the HOA Liability policy wouldn’t be affected if a trail was cleared. Dan Braswell said that they would get Approval from the insurance company before any land was cleared.
12. Dan Braswell gave an update on the idea of a ROE garage sale. He noted that a Resolution had been passed in 2004 prohibiting garage sales. Christina Galyean and Steve Regan expressed concern from a safety standpoint. Melody Ivy mentioned that some communities do online sales between residents only.
13. Jim Faulker said that the letter from the Board regarding restrictions violations was very helpful. Jim Faulkner asked Erik Jensen if his driveway was going to be paved; Erik stated that it would be within the next couple of weeks.  
Ramona Cooper said that she thought that a committee noting restriction violators would be a good idea. They could give their list to the Board to send a formal notification. Dan Braswell said that time might be a factor in getting out letters to violators.  
Judy Schmeltekopf wanted to confirm that someone on the Board was regularly checking that the grass on unoccupied lots was being maintained and that dead trees were being cut down and disposed of within a reasonable time frame. Dan Braswell said yes, he or Jennifer White would regularly check to see if any lots needed to be maintained and then call the mower.  
Judy asked about the possibility of the HOA hiring a company to handle the tree removal if the property owner didn’t comply within the time frame, and then billing the property owner.

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14. Paul Svacek made a motion to adjourn the meeting. Steve Regan seconded the motion. Meeting adjourned at 12:10PM.