

WATER'S EDGE HOMEOWNER'S ASSOCIATION
Board of Directors Meeting

RE: **Minutes of the Membership's Meeting of October 13, 2011**

- **Call to Order - Quorum:** Called to order by President Jack Matthews. Board Members present were Jerry Kemp, Nancy Hetzel, Paul Parker, Mike Fee and Debra Harris.
- **Minutes of Previous Meeting:** - Approved as presented.
- **Financial Report:** By Mike Fee - Approved as presented.
- **Committee Reports**
 - **Architectural Control Committee:** By Jerry Kemp -
 - Swimming pool application 1104 Mallard Ct - Approved
 - 2 Boat dock additions were Approved
 - **Communications Committee:** No Report
 - **Green Belt and Common Area Committee:** By Jack Matthews
 - 17 on list for trailer storage
 - Irrigation pump at boat ramp relocated due to low lake level
 - **Social Committee:** - No Report
 - **Wall and Canal Committee:** - By Paul Parker
 - Wall repair progressing - two of five repairs completed
 - **Welcoming Committee:** - By Nancy Hetzel
 - Contacts with new residents up to date
- **Old Business**
 - Williams - 2300 Teal Place West - no new developments
 - Easement, Perry property - Ready to sign and file
 - Bridge signs will be done by city, according to Alva Cox - Debra Harris will follow-up
 - Hinds Park - Irrigation problems. Intake above water level, pump ran dry, causing damage estimated to repair \$600.00 - Approved by Board
 - Preliminary planning: Annual meeting 11/3/11: Jack Matthews presented final drafts of agenda and documents for mailing to membership. Mike Fee and Jerry Kemp agreed to be candidates for election to the Board of Directors. Two guest speakers have accepted our invitation:
 - Nin Hulet - Update of City of Granbury activities
 - Bobby Jefferson - Status of fire/rescue boat for Lake Granbury

➤ **New Business** - Assignments for manning Halloween street barricades were reviewed.

➤ **Open Discussion** - None

➤ **Proposed Dates of Future Meetings:**

Annual Meeting

11/03/11, 7:00 PM Harbor Lakes

12/15/11, 3:30 PM HCI

Adjourn

Water's Edge Homeowner's Association
Minutes, Annual Meeting, November 3, 2011

The meeting was called to order by Jack Matthews at 7:10 PM. Paul Parker was introduced as the only other Board member in attendance. Unable to attend the meeting were Debra Harris, Jerry Kemp, Mike Fee and Nancy Hetzel.

Financial Report – Paul Parker presented the financial Report. After a short discussion it was moved and seconded to approve the report as presented. The motion was unanimously passed.

Nomination of Board Members – The Nominations Committee reported two names for consideration. They were Mike Fee and Jerry Kemp. Additional nominations were then solicited from the floor. Being none it was moved and seconded that the nominations be closed and that these two individuals be accepted by affirmation. Motion passed.

Committee Reports:

Architectural Control Committee – Jack Matthews read Jerry Kemp's report. It was reported that the two Water's Edge Monument Signs were refurbished and that the project is complete. Additionally for the year 14 construction projects were approved and 12 letters concerning violations of the Restrictive Covenants were sent out. All violations have been resolved, and none exist at this time.

Wall and Canal Committee – Paul reported that low lake levels had afforded the opportunity to complete several small wall repairs. He further stated that there are additional projects pending if the lake continues to drop. Most notably is the one at the end of the boat ramp which will require some tractor work, rock fill and concrete to be poured.

Green Belt and Common Area Committee – It was noted that during the year several problems were experienced with the Hind's Park irrigation system. Both the electric motor as well as the pump required rebuilding. Replacement of some trees and shrubs is also planned later this fall. Regarding the boat trailer storage area, there are currently 18 on the waiting list.

Communications Committee – Mark Meswarb stated that he continues to post items of general interest on our web site as well as trying to keep our directory current. He further invited anyone interested in serving on the committee to contact him.

Welcoming Committee – Nancy Hetzel's report was read. She contacted 20 new homeowner's during the year.

Social Committee – No report.

Old Business - Last year it was reported that there were two homes in the subdivision that were basically abandoned. This year there is just one. Liens were placed on both properties, and the Association has collected assessments owed on the property that has since sold.

New Business – None

Guest Speakers:

Nin Hulett presented a “Granbury Update.” Additionally, he addressed a number of questions and member’s concerns.

Lt. Bobby Jefferson, Indian Harbor Volunteer Fire Dept. made a presentation on the soon to be activated fire boat. He briefly stated how it will be used, and the fact that it possibly might reduce some insurance premiums. Hood County Fire Marshal Fine also made a presentation.

Open discussion – None other than what took place during the entire meeting.

Door Prize Drawing – John Dowling drew the winning ticket. The winner was Sherri Reynolds, 1006 Cliff Swallow Drive.

The meeting was adjourned at 8:45 PM