

## **Buena Vista Property Owners Association (BV POA)**

### **Annual Meeting Minutes**

**March 4, 2017**

**Saturday, 2 PM, Cassie Community Center**

- Board members present: Scott Pollard (president), Frieda Gresham (treasurer), Roy Burnstad (secretary), John Petrick (member-at-large), John Sherill (member-at-large) and Carleanne Tognetty (member-at-large).

-SP called the meeting to order at 1:59pm.

-SP welcomed the residents in attendance (approximately 50 persons).

-RB read the minutes from the last year's annual meeting. A motion to approve the minutes was made, seconded and the motion carried by unanimous voice vote.

-SP invited Darrin Barker (Corix Water Systems, Texas CEO) to speak on the upcoming Buena Vista water system project. DB said Corix has 20 water systems in Texas. Most are located in the Highland Lakes region. Locally, Corix has a 6" pipe supplying the Willows subdivision. DB said this same pipe can be used to supply Buena Vista. The supply pipe comes from Corix's Lake Buchanan water processing plant. DB said Corix is upgrading capacity at their Buchanan water treatment plant. DB commented the existing Buena Vista water system (currently under a receivership) is not operating within specifications for both chlorine by-product levels and operating pressure. Before taking over the Buena Vista water supply, DB said Corix had completed a compliance agreement with TCEQ and was currently pursuing an agreement with the EPA in Dallas. Also DB said an agreement had to be finalized with the receiver who is then working on an agreement with the current owners. A resident asked how long this would take. DB answered the following steps needed to occur; (1) sign a contract, (2) Ask for approval from Texas Public Utilities Commission and (3) concurrently start an action in the attorney general's office to end the receivership. DB said these steps would take approximately 8 months, after which the project could start. DB said the Texas Public Utilities board has a backlog of cases inherited from TCEQ. As far as rates, DB said Corix has a common base rate for all its hill country water systems. Namely a delivery charge of \$71.50 plus usage. He estimated a monthly usage of 5000 gallons would approximately result in a \$100 charge. A resident asked will we get new meters. DB said new meters with "drive-by" monitoring technology and streamlined history logging would be installed. DB said there would be a period of pressure testing and adjustment prior to bringing the system on-line. A resident asked how installation costs were to be handled. DB said all costs are pooled with 9 other water systems in the area so there would be no installation charge. Conversely, DB said costs at other water systems would be absorbed into the monthly rate paid by Buena Vista residents. A resident asked if Corix would change meter locations, DB said probably not. A resident asked if Corix would provide a fire protection system. DB said Corix would not due to high costs of maintaining a verified pressure and volume system. DB said Corix does not provide fire protection in any of its water systems. A resident suggested the old water tanks could be used for fire protection. Another resident commented the neighborhood already has dry hydrants located in Park1. DB said using the tanks as a fire protection system was a possibility. DB went on to summarize the costs of the installation to be approximately \$500k (\$120k to purchase the old system and \$320k to design and install new delivery pipes and meters). A resident asked what were the line pressures. DB said delivered pressure could be 75 PSI. He said some residents may want to install a pressure reducer on the resident side of the water meter (available at Home Depot for about \$40.00). A resident asked what are standard line pressures. DB said state minimum is 35 PSI, maximum 90 PSI and recommended 50 to 75 PSI. DB said actually line pressure also depends on elevation and distance. A resident asked if there was a connection costs. DB said no, not for residents who connect during the new system installation. DB said residents who connect later will incur a \$800.00 charge. SP asked what does the BV POA need to do at this point. DB said a consensus letter from the BV POA would help with the PUC and receivership case. A resident asked what could be done by the user to make the

water compliant with EPA levels for chlorine by-products (trihalomethanes). DB said this is considered a second level contamination problem that can be reduced by using a water softener, charcoal filter or reverse osmosis filtration systems. A resident asked if we would receive quarterly reports on water condition. DB said there would be only an annual report as long as the Corix water system was compliant. A resident asked who Corix was regulated by. DB said the TCEQ and the PUC. A resident asked what happens with the old plant. DB said Corix does not want it, though they may lease it for a few months until the new system is ready for connection. In closing, DB said he would provide a complete rate and fee sheet. He also said the Corix operating office is located in Granite Shoals across from the Dollar General. SP thanked DB for speaking and commented he would follow up on distributing the rate sheet as well as putting together a form letter to poll residents on the new water system.

- SP introduced Jim Luther who is the new county commissioner for pct 1. JL gave a short talk on several highway and park projects in the county. JL also said the county had received a lion's share of state funding (some \$1.7ml). A resident asked what was happening to the old Inks Lake golf course. JL said the county does not have much input as it is state owned land. JL went on to describe two possible scenarios for the area that had been related to him. Both scenarios included new boat ramps. A resident asked when the HWY 29 turn lane would be completed. JL said he expected it to be done by November 2017. A resident asked if the HWY 139 entrance to BV can be moved to improve visibility. JL said the POA would have to evaluate that. A resident asked if drainage problems at the HWY 139 entrance would be fixed. JL said that could be looked at when the turn lane project is finished. SP thanked JL for attending the meeting.

-SP recommended residents attend the State Park planning meeting on March 9 as several safety issues

existed with the expanded boat ramp plans. -FG reviewed financial report for 2016. As summary of that review follows ;

Buena Vista Property Owners Association							
2016 Annual Financial Report and 2017 Budget							
			2016	2016	2016		2017
			Actual	Budget	Variance		Budget
	<b>Income</b>						
	POA Dues		\$18,210.00	\$10,795.00	7,415.00		\$13,040.00
	Donations - Picnic		791.00	350.00	441.00		350.00
	Donations - Legal		398.65	610.00	(211.35)		400.00
	Bank interest		11.42	10.00	1.42		10.00
	Total Income		19,411.07	11,765.00			13,800.00
	<b>Expenses</b>						
	PEC		1,788.41	1,800.00	11.59		1,900.00
	Property taxes		1,066.37	302.00	(764.37)		2,500.00
	Mail/supplies		765.18	353.00	(412.18)		800.00
	Hall rental		75.00	100.00	25.00		100.00
	Picnic supplies		614.08	450.00	(164.08)		700.00
	Post Office rental		0.00	34.00	34.00		34.00
	Tax preparation		150.00	150.00	0.00		150.00
	Bereavement - flowers		0.00	200.00	200.00		200.00
	Roads - improve / maintain		14,000.00	2,000.00	(12,000.00)		1,000.00
	Parks - improve / maintain		2,145.00	7,540.00	5,395.00		1,000.00
	Front Entry - improvements		0.00	0.00	0.00		12,000.00
	Legal		220.00	1,500.00	1,280.00		1,000.00
	Liability insurance		1,000.65	1,000.00	(0.65)		1,100.00
	Website		0.00	100.00	100.00		100.00
	Total Expenses		21,824.69	15,529.00			22,584.00
	Income Over <Under> Expenses		(\$2,413.62)	(\$3,764.00)			(\$8,784.00)
	Beginning cash balance		14,178.04				11,764.42
	Ending cash balance		\$11,764.42		Projected		\$2,980.42

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- A question was asked concerning the variability in annual dues. SP answered that a letter had been sent out which brought in many past dues.

- A motion to accept the 2016 financial report was made and seconded. Those in attendance then voted to accept the motion.

- SP reviewed the budget for 2017. He said the intent was to goal was to improve property values. He said in 2016 focus was on the parks, while in 2017 focus would be on the front entry with 12k budgeted.
- A question was asked concerning the location of the power pole at the entrance. SP answered the pole would be taken care of during the left turn lane project on HWY 29.
- A motion to accept the 2017 budget was made and seconded. Those in attendance voted to accept the motion.
- SP then reviewed work performed to date on Park1. Items included; a new power pole, a new split rail fence around the parking area, an electrical power point on the dock, extra gravel added to the parking lot and pavement of the entry road. SP said improvements to park 2 were on hold.
- SP commented on the left turn lane project on HWY 29. He said the plan was for it to begin in May and continue for 6 months.
- A resident asked if the POA was allowing a motor repair shop to open in the neighborhood. SP answered that the POA board had reviewed plans for a utility building with the resident in question.
- A resident complained about trash accumulating at a residence on CR 139A. SP said the board would follow up on that and issue a demand letter if required.
- A resident stated park 2 trash burning should not be allowed. SP said the board would investigate this issue.
- SP acknowledged the contribution of current board members.
- SP reminded attendees there was a donation fund available for the front entrance.
- SP read out a proposed list of 2017 POA board members as follows; Roy Burnstad (president), Jim Scott (vice-president), Frieda Gresham (treasurer), John Petrick (secretary), Carleanne Tognetty (member-at-large), Tate Johnson (member-at-large), Bob Copeland (member-at-large), John Sherrill (member-at-large) and Gary Mayfield (member-at-large). A motion to accept the proposed board members was made and seconded. Those in attendance voted to accept the motion.
- SP asked RB to announce the 20 year time limit on sub-division deed restrictions was nearly expired. RB explained that the board was recommended the deed restrictions be renewed as is. That is without edits. A motion to renew the subdivision deed restrictions was made and seconded. Those in attendance voted to accept the motion. SP asked the new board to file the renewal form with the proper authorities.
- Before closing the meeting SP informed those present he would follow-up with Corix and the water system receiver, John Fultz, on a possible form letter for each resident to sign regarding support for the new water system.
- SP adjourned the meeting at 3.43pm. A motion to adjourn the meeting was made and seconded. Those in attendance voted to accept the motion.