



THE HOMESTEAD AT BIG STONE GAP HOA, INC.

Tommie Rains – President Dino Barela – Vice President Don King - Treasurer Cheryl Franklin - Secretary Dora Valadez – Member-At-Large

Monday – January 11, 2010

Annual HOA Meeting

Location: Duncanville Recreation Center

Call to Order: Tommie Rains called the meeting to order at 7:08p. Kristy Peek is representing Goddard Management. Board members introduce themselves. Don King, Tommie Rains, Dino Barela.

Absent – Dora Valadez

Guest Present: Assistant Mayor Scott Cannon

Establish Quorum: Quorum is established 13 homeowners.

Reading of Minutes: January 19, 2009 were read silently. Motion to accept the minutes made by Don King; motion is second Dino Barela; all in favor, unanimous; nay 0. Minutes are accepted.

Tommie briefly spoke about his tenure as President. He has invited Assistant Mayor Scott Cannon to this meeting. Dino has no comments.

Don King reported on the Budget: budget is tight. If you have questions, Don has invited homeowners to email or phone him.

House in foreclosure is currently on a payment plan. 180 days before house is surrendered and the HOA owns. The first payment is due Wednesday, January 13, 2010. Explanation as to why homeowner was foreclosed on.

Reports of Committees:

- a) Budget – Balance sheet is reviewed. Reserved fund is \$6932.00
- b) Social/Communications – Mary Birdwell spoke. She is requesting help with this committee. Newsletter is quarterly because of lack of “news.” National Night Out. Game Club, Community directory are just some of the ideas. Those who wish to join please volunteer.

- c) Landscaping – Tommie asked for volunteers for this committee. Don mentioned that 1500.00 is allocated for the work on the common area. Polly Rains asked what is required for this committee. Tommie explained that this committee is responsible for communicating with Orlando and addressing any issues with the landscaping.

Election of 2 Directors:

One vote per household; each ballot should have 3 votes. New board will determine when and how often they meet. Three positions are available. Newly elected board members will decide who serves in what capacity.

Nominations: John Crenshaw Jr. nominated from the floor.

Ballots are being tabulated; results are Don King, Cheryl Franklin and Tommie Rains have been re-elected to the board.

Review of information on the website done by Tommie Rains.

Unfinished Business:

- a) **Gate Issues** – Gate entry courtesy. Homeowners reminded to be courteous when entering the gates. Homeowner asked if there is a way to prevent entry through the rear gate. Tommy stated because the gates are on a timer, there is nothing that we can do to prevent entry through the exit. Gates are working fairly well. No recent gate issues.
- b) **Gate Key Pad** – re-position the pad in order to read it better. We will need to take a look at costs to improve the entry key pad.
- c) **Speed Limit** – Be mindful of the speed limits. School buses are speeding through the community. Please get the bus number in order to report the infraction.
- d) **Committee Openings** - Social Committee would like to see 6 or 7 members. Polly asked the question if the committee can be split. Polly suggested that we have one social event a year so as not to overwhelm the homeowners.

New Business

- a) **Flag Poles** – Pole that holds the Texas flag is in need of repair. Someone has requested that the extra poles, 4, be removed. Cost of flags discussed. All weather flags can be more cost effective. Will one flag pole be advantageous? We will leave the poles. Flags should be at half staff when ordered by the President of the United States. The US flag must be on the tallest pole. No spotlight on the flags. Mary Birdwell suggested that we price lights for the flags.
- b) **Community Activities** – Suggest community activities be done quarterly. Karen Barela suggested that we purchase a lot or two from David Weekley to grow a community garden. 28 lots are still owned by David Weekley.

- c) **Wants and Needs** – Homeowner concern with Atmos Energy gas leak. Repairs have been addressed to our satisfaction. Sprinkler system has been repaired and the grass has been replaced.

More colorful plants in the common area have been requested.

Tommie Rains opened the floor for Scott Cannon to speak. He spoke of the Homestead and what we bring to the community of Duncanville as a whole. He also spoke of the importance of relationships. Scott made himself available for questions at anytime.

Informed everyone of the Aldy store that is opening next to the Dollar Tree. Self-service grocery store with good prices that is based in Europe.

Center and Main construction involves building of mixed use townhomes and office space. 1 townhome has been sold. Generates revenue for the city; re-development down Main Street will create a tax base.

Bobby Knight center – will not be a large tax base.

Loss of the Ford dealership; Loss of taxes paid to Duncanville.

Adjournment: 8:25p THE HOMESTEAD @ BIG STONE GAP