

North Lake Land Owners Association

Volume 6, Issue 2

www.north-lake.org/

May 2005

Minutes of NLLOA Board of Directors Meeting - March 15, 2005

Michelle Kircher, President called the meeting to order at 7:10 PM.

Board Members present: Elmer Friedrich, Vice President; Lee Leeper, Secretary; Bob Redoutey, Treasurer, and Lewis Cogdell, Restrictions. Absent: Debbie Purcell, Roads.

Guest Speaker: Les Romo, Attorney. The Board invited Mr. Romo to speak first, so he wouldn't have to stay for the whole meeting.

Mr. Romo asked if we had a City Council representative. The answer was "No" because it was felt that the city has minimal influence concerning NLLOA affairs. Mr. Romo reviewed parliamentary procedures and suggested that we follow these procedures so that our records would hold up to outside scrutiny (if we have to go to court). He said that in order to have a strong position for enforcing CCRs (Codes, Covenants, and Restrictions); we must be able to demonstrate a history of having enforced the CCRs in the past.

We will need copies of our letters related to violations and enforcement. If not enforced, CCRs will be considered by the court to have been abandoned, and once abandoned, recovery will not be possible. A defense might be that we cannot be held accountable for the actions, or inactions, of previous boards. We should send demand letters written by an attorney with a copy of deed restrictions attached and give a deadline for response, usually 5 to 10 days.

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This may be challenged if we haven't shown a pattern of enforcement. We need to get records organized to prepare for probable discovery request from opposing attorneys (Action: Lee Leeper, assisted by Michelle Kircher, if requested). Ed Pastor may have information on previous actions. Michelle asked about the costs of having an attorney handle the process. Mr. Romo normally charges \$200/hour, but will discount it to \$180/hour for us. He said that the probable cost of prosecuting a case in which a vigorous defense is mounted would be in the \$3 to \$5,000.00 range. We already know that previous boards have waived restrictions, but this doesn't necessarily limit what we do now.

The Board agreed that a decision regarding hiring an attorney could not be made at this time, but we will discuss and let Mr. Romo know if we want him to represent us. Mr. Romo said that 90% of cases are settled out of court and that Williamson County requires mediation in order to minimize court costs and workload. He said that our restrictions are "loose and old", but we must enforce what we have. It will cost about \$350.00 to start enforcement action. If previous enforcement letters have been ignored, trying to resolve through a face-to-face meeting will not likely be effective. Mr. Romo excused himself at this point, and the Board resumed discussions.

The minutes from the previous meeting were reviewed and approved with minor changes.

Treasurer's Report was given by Bob Redoutey (through 3/15/05)

Beginning Balance (2/1/05)		<u>\$6700.94</u>
<u>Deposits</u> (2)	\$260.00	
Money Market	\$6.90	
<u>Total Deposits:</u>	<u>\$266.90</u>	

<u>Expenses:</u> Jan. Newsletter	\$65.00
Pedernales Light Transfer	\$100.00
Pedernales Light Cost (1 year)	\$286.18
<u>Total Expenses:</u>	<u>\$451.18</u>

Ending Balance: \$6516.66

Membership: Elmer Friedrich has a current list of property owners available for 'need-to-know' individual. Can't be widely distributed because of privacy issues. We need around 200 members to remain a viable organization. We currently have 76 members. Michelle: We need to get more members to annual meetings. Consider handouts to save postage and to personalize the request. Discussion: Consider door prizes or other incentive to increase interest.

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Parking was a problem at the January meeting, even with a small turnout. Picnics have been tried, but have not received much response. We should send out small number of solicitation for membership (10-15), and follow-up, rather than a mass mail-out with no follow-up.

Restrictions (Lewis Cogdell): Five building applications have been approved since the last meeting. Michelle: two to three houses on Neches under construction have not been approved. Ask Debbie Purcell (Roads) to check new construction and report to Lewis. Discussion: some insurance companies consider Hardy Plank masonry. Lewis had a picture of a completed home in North Lake which had three sides of Hardy Plank painted red, which in the opinion of most board members was not very attractive.

CCR Violations: Lee: Are we considering going against all violators simultaneously? Michelle: We should start with dumping violations first. Any trash with names should be turned over to the Sheriff's Department or the Game Warden. Consider turning flagrant violations over to the Sheriff or Health Department. One violator lives in Austin, zip code 78753. Elmer will call. Triple H Trucking (using residential area for commercial purposes, including storage of trailers, trash, dumping dirt and other materials, excessive early; morning/late evening noise from turning trucks around in residential "buffer" area). No one is in the office during the day, is apparently a cell phone operation. Michelle: We lose time if we make personal calls and nothing happens. Elmer: We should send separate letters to each operation citing specific violations, with a copy of deed restrictions, rather than using a broad-brush approach. Other concerns: Gregor Automotive Repair (abandoned vehicles in residential area behind his area), Builder not complying with deed restrictions (Lewis has name) and trucking company operating out residential area (behind animal hospital).

Michelle will draft a letter for Board review/approval. We will go against the three main individuals. We will include our decision in the next newsletter and will ask "The Sun" to run an article. Elmer will make one attempt to resolve this matter before we get an attorney involved.

The meeting adjourned at 8:40 PM.

Lee Leeper, Secretary

NLLOA Member Russ Purcell has put together a web site discussing Chisholm Trail's Water Rates.

www.ChisholmTrailWater.info

This includes some great information on the appeal.

Security Report

Ed Pastor reports that we are now starting to receive crime activity reports from the sheriff's office. For March we received reports of 9 various complaints including a death (natural), a couple of welfare concerns, animal in trap, a juvenile complaint and questions about legal issues. There were no serious crimes listed.

Adopt-a-Highway Cleanup

NLLOA will be working to set particular weekends for highway trash pick up along our section of 3405. Current proposed times are the first weekend of the even numbered months. This would include June 4th, August 6th, October 1st and December 3rd for the remainder of 2005. Plans are to meet at the northern most highway clean up sign at 9am on those first Saturdays. For more information contact Bob Redoutey, 931-2612.

Keeping Children Safe

Texas Department of Public Safety has a web site that lists convicted sex offenders. The information is listed under their web site www.txdps.state.tx.us, look under "Online Services" for a search in your area. The DPS information comes from local law enforcement agencies with which offenders are required to register. A DPS spokeswoman Tela Mange stresses that the list is only one tool parents can use to protect their children. "If there is something about a person and the way they are interacting with children that makes you feel uncomfortable, you should probably act on it", she says.

The Child Safe Network suggests teaching your children these skills as soon as they are able to articulate a sentence:

- If separated from your parents in a public place, go to a checkout counter or security office and tell the person in charge you need help finding your mom or dad.
- Don't get in a car or go anywhere with any person unless your parents have told you it is OK.
- If someone follows you on foot or in a car, stay away from that person and don't get close to any car without a parent or trusted adult.
- Grown-ups should not ask you for help, including for directions or finding a lost pet, and should not tell you that your mom or dad is in trouble and he or she will take you to them.
- If someone tries to take you somewhere, get away from him or her and yell or scream.
- Never go places alone

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2005 Board of Directors

Michelle Kircher, President	869-2064	Email: michelle_kircher@yahoo.com
Elmer Friedrich, Vice President	863-5616	Email: enfriedrich@verizon.net
Lee Leeper, Secretary	868-3411	Email: citxrose@earthlink.net
Bob Redoutey, Treasurer	931-2612	Email: robert_redoutey@dell.com
Ed Pastor, Security	863-2331	Email: edwardpastor@aol.com
Lewis Cogdell, Restrictions	931-2123	Email: lewis.cogdell@verizon.net
Debbie Purcell, Roads	869-1223	Email: rpurcell@gtwn.net

What is Virtual North Lake? A free email message service (listserv) for the North Lake community. Just send an email and all subscribers get an instant copy of the message. The listserv will provide residents with another method of communicating with each other about suspicious activity or hazardous situations, news about plans for roads and other matters affecting us, announcements of NLLOA meetings, garage sales and other events. To subscribe to the listserv, send a blank email from your email address to northlake-subscribe@yahoogroups.com. You will receive a confirmation email. If you don't have a Yahoo UserID and password, set one up by clicking in the confirmation email on the link to the web-site <http://groups.yahoo.com/group/northlake>. Click on "Register" in the upper right hand corner and follow the directions. To post a message, send it to northlake@yahoogroups.com. It will be sent to all subscribers exactly as you wrote it. For more help, email deborahweiss@att.net.

2005 Application for Membership or Renewal of Membership**Annual Dues: \$20.00****Payment Due in January (accepted all year long)**

(Cut on dotted line above and mail to the address below with a check or money order)

North Lake Land Owners Association
P. O. Box 584
Georgetown, TX 78627

Name: _____ Phone Number: _____

Address: _____ Section: _____ Lot(s): _____ Tract: _____

Email Address: _____

Keeping Children Safe, Continued:

- Ask your parents' permission to leave the yard or play area or to go to someone's home.
- If someone wants to take your picture, say no and tell your parent or teacher.
- No one should touch you on the parts of your body that would be covered by a bathing suit.
- You have the right to say no to someone who tries to take you somewhere, touches you or makes you feel scared or uncomfortable in any way (including relatives).

Remember

All Board meeting minutes as well as previous newsletters can be found on the North Lake Land Owners Association Web Site:

www.north-lake.org

Next NLLOA Board Meeting, Tuesday, June 21, 7pm.

Home of Elmer Friedrich, 103 Woodcrest Rd.

All North Lake Land Owners are invited to all meetings. See the web site for further meeting dates this summer.

NORTH LAKE



**P. O. Box 584
Georgetown, TX 78627-0584**

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