

North Lake Land Owner's Association Minutes

March 12, 2009

The meeting was called to order by Daryl Dressler at 7:02 p.m.

Members Present:

Bill Brady, Roads and Security
Frank Bradley, Deeds and Restrictions
Daryl Dressler, President
Elmer Friedrich, Vice President
Paulette Peterson, Roads
Robert Redoutey, Treasurer

Members Absent:

Joan Brady, Roads
Lynette Rabb, Secretary

Visitor:

Rubin Vidal, U-Haul Owner

Minutes:

It was agreed that Joan and Bill Brady should be added to future Road Reports. Paulette added this to the February 12, 2009 minutes and provided a soft copy to Bob Redoutey for publication on the website. A motion was then made and seconded to accept the minutes with this revision. In Lynette's absence the meeting minutes were taken by Paulette.

Road Report:

2/14 – Dead cat on Ridgewood.

2/14 – Reflective signs installed on curve between Red Bird and Valley View on W. Ridgewood.

3/3 – Intersection sign down at 7100 2338. Per Bill, contractor will repair.

3/9 – Dead deer removed from intersection of 3405 and 2338.

3/10 – Resident on Apache Trail reported difficulty in seeing oncoming traffic on Council due to blind spot (tree branches). A work order was submitted to the County to have the branches trimmed.

3/10 – Comanche – approximately 20 logs on owner's property for purposes unknown. Action Item: Bill Brady will monitor.

3/12 – Ridgewood and 2338 – dead dog was removed.

New Construction/Deeds and Restrictions:

There were two noise complaints. The first involved rock music on Sundays only, which involved a visit by the police. There was no communication or neighbor involvement and the case is still pending.

Four neighbors on Oakland and Ridgewood joined in a single complaint, in writing, about an underage boy riding an unlicensed motorcycle/dirt bike through the neighborhood on several successive days. On one of the days he was seen chasing a school bus and in a separate incident was "doing wheelies" in one home's gravel mailbox drop area.

The neighbors owning land adjoining the child's family's ground complained about excessive noise while the child rode on a dirt-trail on his own property.

The mother of the child was contacted and was concerned that the child was on a public road and had chased the school bus. The boy's mother said she did not intend to stop her child from riding on their own land. Although polite and seemingly interested in being a good neighbor, she believes that this is the country and noise happens. I suggested that she contact the neighbors to hear their complaint first hand and work on a solution. I am not aware of any contacts to date.

The child was riding the bike the next day but for a more abbreviated time after his arrival home from school. There was no indication from any neighbor that the child was on a public road.

If there is a recurrence, the neighbors were advised to take photographs of the child riding on a public street and to immediately call 911 to report the crime and ask for sheriff involvement. This child is apparently endangering himself and others (pedestrians or automobiles) on public roads in addition to being a source of noise to the neighbors.

Treasury Report:

Per Bob Redoutey the ending balance as of 2/27/09 is \$6,473.88. Treasury report was approved. The treasury report was approved.

Security:

Bill reported the following:

November, 2008	3 ill person responses
	3 animal responses
	3 alarm responses
	4 police related matters
December, 2008	3 animal related responses
	2 citizen welfare concern matter responses
	1 police matter
January, 2009	2 accidents
	2 animal related responses
	4 police related responses

February, 2009 4 animal related responses
 1 medical assist response
 1 follow up citizen question response

Old Business:

Insurance – Per Daryl, nothing was done by the insurance agent and Daryl will pursue other companies. Wells Fargo will be sending him a form to fill out. He indicated many insurance companies would not cover homeowner’s associations. Elmer will be talking to All State as well.

Bill will make trash pickup signs and all future pickups will now be at 8:00 a.m. April is the official TX trash pickup. **All will participate** on the first Saturday – April 4. Meet at the sign near 2338. Vests and grabbers will be provided. Bring your own water.

Membership is low and Elmer drafted a membership letter and suggested sending these out in increments of 20 and then following up by a phone call. The form was not accepted as written. Frank will take a second look at the wording. Membership is at 53.

Paulette will be sending a membership form to people who own property but do not live in North Lake.

New Business:

Rubin Vidal, owner of the U-Haul on 2338 (near Ridgewood) spoke about his proposed plan to put a pet cemetery on this same location in addition to the U-Haul business. This would be from the end of his U-Haul business to 100 feet from the back property line (approximately 200 x 200 feet or about 1 acre). If the small animal cemetery becomes profitable he will then close the U-Haul business and continue the cemetery up to the front of his lot. We would give him a variance to do that. The only thing he could put on the back property is perhaps a few benches and a gazebo for funeral services. He wanted information on what the restrictions would be for this project. Frank Bradley was not aware of any state or county restrictions but the owner should do his own due diligence on those regulations. There are no overt restrictions in the NLLOA deed restrictions. Since this is a business the 250-foot setback still applies. Per Rubin, the animals will be 1’ underground. He will talk to the Health Department, the County and neighbors. He will keep the area as natural as possible installing shrubbery and fencing as needed and will also provide the Board with a drawing. A chapel or gazebo may be built as well. The Board felt this would be more esthetically pleasing than the U-Haul business.

Adjournment:

A motion was made to adjourn and was agreed upon at 8:20 p.m.

Respectfully submitted by: Paulette Peterson

