

# Minutes of North Lake General Membership Meeting

January 17, 2006

Elmer Friedrich, Vice President, called the meeting to order at 7:05 PM.

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

**Homeowners present:**

See attached list.

**Guest Speaker:** Tom McDaniel, Precinct 3, County Commissioner, introduced by Ed Pastor. Mr. McDaniels' remarks:

Williamson County is \$474 million in debt, of which voters for road bond issue approved \$350 million in 2000. Per capital debt is \$1300 (350,000 people divided by the county debt). For comparison, Ft. Ben, Collin, and Jefferson Counties have a per capita debt of \$300. We're in a very high debt mode and a high growth mode. The County financial situation was compared to a newly married couple's first home mortgage. We're building an infrastructure in the same manner as a new house is constructed and we need a lot of things at the same time.

Revenue bonds for \$150 million have been issued to widen Williams Drive (RM 2338) to four lanes to FM 3405, to start this year on a "pass through pay back" basis in the future. In the next few years, it will be extended to Parmer Lane (Ronald Reagan Blvd.). Everyone recognizes that extension of Ronald Reagan Boulevard is a necessity.

Many questions have arisen about the Court House Project. The contract was let in early 2004 and was supposed to begin in January 2005. The start was then delayed to March 2005, and the original estimate went from \$5 million to \$9 million and is now expected to top \$10 million. Consideration was given to pulling the plug and rebidding with another company, but a decision was made to try to work out the problems with the original contractor.

Berry Park, off CR 153 and 951, east of I-35, has been completed at a cost of \$3 million for 300 acres. This is a nature park, which has about 500 pecan trees, which are thought to be about 100 years old. It has a gristmill moved from the Court House, primitive camping, bird watching, hiking, and a small lake. It is a very pleasant setting between Dry Berry Creek and Wet Berry Creek, and is highly recommended to Georgetown citizens.

**Questions:**

What's the status of the Hwy 195 entrance to Sun City? A: There is no money for this project, at this time.

What impact will CR 130 have on Georgetown taxes? A: Hasn't been fully evaluated. The County will be fully "built out" in the next fifty years; it will look and feel like one large subdivision.

What are the plans for widening 3405 and putting a light at the corner of 3405 and 2338? A: This is a TXDOT issue. Their office is at Austin and Ave. G.

What would be the effect of including Northlake in Georgetown's ETJ? A: In my opinion, it would be treated the same as the rest of the city. The City would control policies and services now provided by the county. The County has \$100 million of infrastructure now in place, and the County has its own unique problems. The County is expected to have 1.5 million residents in 2025; 5,000 homes are going up in Jarrell; Highway 130 will have a huge impact on Georgetown and the surrounding area.

Any plans for Adult Day Care Centers? A: They have been trying to consolidate non-profit activities, but I don't know whether this is included.

Mr. McDaniels was thanked for his appearance, and departed before the general membership meeting began.

**General Membership Meeting:**

Elmer Friedrich introduced the Board Members and stated the NLLOA objectives:

- (1) To enforce restrictions.
- (2) To extend and improve water supply functions cooperation with Chisholm Trail SUD.
- (3) To act as a body in contacting the County Commissioner and other government agencies relative to taxes, restrictions, security, roads, and other common interests.

**Board Members' Reports for 2005:**

**Vice President:**

Lights at 3405 and Andice highway and Ridgeway and Andice highway.

Two lots filled with trash; one has been cleaned up, and we have written a letter to the other owner.

A continuing problem with commercial vehicles parked past the 250-foot commercial line (on residential property) on 2338.

Two dog kennels on 3405, including a new one at the intersection of Buoy Drive and 3405.

Too many horses per acre on property in Twin Springs.

A Board Member being bitten by a NLLOA homeowner's dog while investigating a report of gunshots.

**Treasurer:**

Read last year's minutes (when he was Secretary).

Gave financial report:

Beginning Balance:	\$5614.16
Income: \$1700.00 Dues	
\$ 102.17 Money Market.	
Total: \$1802.70	
Ending Balance:	\$5752.08

**Secretary:**

Screened, organized, and disposed of about 1/3 of outdated NLLOA files from the past 25 years, which had been badly neglected. Revised filing system will make it easier to locate items by subject and will simplify future records keeping.

**Security:**

We get Sheriff's Reports about half of the time and include in our quarterly newsletters, giving the type incident, the date, and the street, but we leave out the street address and owners' names. There are few serious incidents in North Lake.

**Roads:**

North Lake has about 11 miles of roads and Debbie tries to drive them about every two months to spot and report problem areas. Homeowners should notice wet spots on the side of the road especially when there hasn't been a recent rain; may indicate a water leak. Report leaks to Chisolm Trail. Be careful at Ridgewood and 3405. This is a very dangerous intersection where a woman was killed.

**Restrictions:**

Twenty houses were approved last year. Call if you see any site preparation or building to confirm that approval has been obtained. Get your neighbors involved.

**Membership:**

Membership was 125 in 2004 and 96 in 2005.

**Old Business:** The Board approved \$20/year for ads in the NLLOA newsletter.

Questions/Comments from the floor:

What is the status of Chisolm Trail rate increase? A: Ed Pastor read from a prepared statement (copy attached). Hearing cost \$50,000 in court costs and attorneys' fees.

Debbie Purcell: "I think we should hear from the other side."

Russ Purcell: When a petition is accepted by TCEQ (Texas Committee on Environmental Quality), it becomes a legal matter which is no longer solely in the hands of the individual petitioner(s), and there is no one to represent the customer. Most of Mr. Purcell's testimony and evidence was rejected because he was not an expert witness. He found that "fair and impartial" applied only to lawyers. He felt that it was impossible for an individual customer with a limited amount of money to successfully prosecute a case, regardless of its merit. Mr. Purcell presented no further information at this time.

Ed Pastor: There are 8,000-10,000 new home applications; water sales need to pay for this expansion.

Another owner stated that he has had the same experience as Russ Purcell.

What is the statue of the kennel at Buoy and 3405? Elmer: It has been approved.

Debbie: Neighbors should get involved. We need a variance committee to report to the Board. The kennel was originally approved as a storage building.

Volunteers were solicited for a variance committee and one person responded, Cindy Patton.

New volunteers for the Board: Frank Brady, Dave Fischer, Paulette Peterson, and Scott Regan. Board openings: President, Secretary, and (possibly) Restrictions, although Lewis might remain if the can get some assistance.

Elmer: We need better information on Owners' names. We get a lot of newsletters returned because of a change of ownership

The meeting adjourned at 8:50 PM.

Lee Leeper, Secretary.