

Minutes of the NLLOA Annual Membership Meeting February 22, 2007

Elmer Friedrich called the meeting to order at 7:05 PM

Board Members Present:

Elmer Friedrich – Vice President Paulette Peterson – Roads
Bob Redoutey – Treasurer Ed Pastor – Security
David Fischer - Secretary

Board Members Absent:

Frank Bradley - Restrictions
Open Position – President

Residence members in attendance:

Some 35 members attended.

Opening speaker:

Elmer Friedrich introduced our new Pct. 3 county commissioner Valerie Covey.

Valerie gave a brief overview of her position as country commissioner. Her main focus was roads within our area and a new school on highway 29. The school is planned for opening in 2008 and will be a 9th grade campus only. The projection is for the school to be a 9th grade campus for two years and then turned into a high school. Her main concern was that the school boarded Highway 29 and that road improvements were needed to insure ever ones safety.

Another focus was Ronald Reagan which has been broken down into 4 mile sections. The section from Highway 29 to FM 3405 is planned for completion in late 2007. The plan for the completion of the section from FM 3405 to FM 2338 is planned for completion in August 2008 at a cost of 10 Million dollars. The section from FM 2338 to FM 195 is planned to for completion in two years. The last stage will be to complete the section from FM 195 to IH35 which is in the engineering stage but no completion planned date at this time.

Another road discussed was FM 2338 (Williams Dr.) which is broken into two sections. The first section is from FM 3405 to Ronald Reagan and is planned to start February 2008 and scheduled for completion October 2009. The second plans call for the expansion from the HEB on Williams Dr. to FM 3405. This is a TXDOT project and no start or plan completion dates provided.

A turn around will also be installed at RR 29 and IH 35. Williamson County will fund the project with payback from TXDOT over an undefined period of time.

Valerie also provided information regarding the renovation of the Williamson County Court House. The plans are to restore it back to the original 1911 condition.

She also spoke of the election problems this last year where it was almost necessary to go back to the Voters. A new elections administrator (Rick Berry) has been hired and started work this month.

The floor was open for questions.

Question - How close Ronald Reagan would be to North Lake?

Answer – Valerie did state the road at this time was not fully defined but you not touch any of the North Lake property.

Question – Are there plans by the county to re zone any of the property along 3405? One resident wanted to know how close Ronald Reagan would be to our area?

Answer – Valerie stated that the county has no authority to change the zoning of property.

Question – Will a light be added at FM 3405 and RR 2338?

Answer – Valerie this is a TXDOT issue but she felt strongly that a light would be added to this intersection.

Question – Can you explain why and how the ESD tax bill was assessed?

Answer – She stated an election was held but did not know the details regarding this election. She promised to look up the information and pass it to the board vice president Elmer Friedrich.

Second speaker:

Frank Heath representing HB Developers came to the meeting to present their plans for the development of the east corner of FM 3405 and Russell Park Road. Frank brought concept drawings of potential possibilities.

The floor was open for questions.

Question -: David Obrender asked Frank how many square feet and how much of the land was planned for development?

Answer - Frank stated the land would be developed is two sections and would be scheduled to start within the next six months. Frank also stated that he was there only to ask for the variance not to discuss the actual plans for the land. That this information would need to come one plans were firmed. He also stated that HB Development would need to approach the board for approval of said plans before continuing further development.

Question - One resident asked if HB development had already purchased the land?

Frank - The property has been purchased outright.

Elmer opened the floor for discussion among the membership regarding HB zoning request. The request was for zoning change from residential to commercial for lot 142, North Lake - Map Designation: RO43939, Deed Number: 2005050299. Elmer read from the deed restrictions regarding lot 142 to inform everyone what the current designation stated. A statement was also made that once a variance is granted it will become difficult to stop future request. Elmer did ask for a vote for from the general membership. The results were none for and everyone against the against the variance change. .

Committee Reports

David Fischer read the meeting minutes from the previous 2005 annual board meeting which were then approved.

Treasurer:

Bob Redoutey presented the following treasurer report. It was reviewed and accepted.

Period: January 1, 2006 thru December 31, 2006

Beginning balance January 01, 2006	\$5752.08
Total checks processed (22)	\$2553.73
Income from money market	\$128.03
Income from membership	\$ 1945.00
Ending balance December 31, 2006	\$5343.63

Membership:

Elmer Friedrich stated we had a membership of 92 out of a possible 485. Attempts were made through additional mailings and special offers in membership price to entice additional membership.

Security:

Ed Pastor reported that he received a report from Williamson county sheriff each month. The reports list activities ranging from civil matters to noise complaints. For the most part North Lake is a quite subdivision with few problems.

One report dealt with the wife car being broken into and her purse stolen. The theft led to the break in of her home in North Lake.

Question – A resident stated that she had heard a rumor of a mountain lion in the area and wanted to know if there were any truth to the rumor?

Answer – Ed stated he felt that the rumor may be true due to the killing of several goats in the area and an actual sighting by a local sheriff living in our area.

Restrictions:

Frank was unable to attend so Elmer read Frank report.

Due to the length of the report it has been attached.

Roads:

Paulette Peterson reported that during the last year several areas were addressed in an attempt to improve the North Lake area.

- removal of dead animals
- disposal of a discarded couch
- 11 work orders to the county for repairs (currently open)
- paint spill removal from Sunset (repaired by the builder)
- various pot hole's were repaired
- several water main breaks (repaired by Chisholm Trail SUD)
- One home was notified that clean up was required (this was done)
- attempts to limit signage in our area

Old Business

Elmer invited ever one to aid in the trash pick up which is held the first Saturday of odd numbered Months. The North Lake Land Owners Association helps to clean up Hwy 3405, from Williams Dr, going SW for 3 miles, directly through our subdivision. This is a great chance for all of us to meet and keep our neighborhood clean.

New Business

.Elmer informed those present of upcoming events planned this year. The events included Pot luck supper held in the October time frame. National Night out held in August.

A request was also made asking for assistance with the NLLOA news letter. Robert Redoutey currently creates the news letter and could use some assistance.

The present board has agreed to serve another year, however a need for at least one more member for 2007 is needed.

The meeting adjourned at 9:51 PM. Next meeting is January 2008 at 7:00 PM.

Respectfully Submitted,

David Fischer

North Lake Land Owners - Secretary

Phone - 863-4183