

Country Forest West

Annual Meeting 5/11/2024

11 May 2024 / 2:00 PM / Magnolia Parkway Elementary Cafeteria

ATTENDEES

See attached

AGENDA

- ☐ Call to Order Meeting
 - 2:05 meeting called to order by Mike Yellott
 - Introduction of the board
- ☐ Establish Quorum
 - 20 in attendance, ## proxies
- ☐ Minutes of Last Meeting
 - **Tayla Moved to pass the meeting minutes from last year**
 - **Brian Bagwell 2nd**
 - **All in favor, no opposed**
- ☐ Deed Restrictions Review
 - Mike gave a brief overview of all of the documents that were add
 - Bringing Deed Restrictions into compliance with Texas state law
 - Copy of Deed Restrictions showing additions and amendments available upon request
 - Next steps - Board to review suggested amendments and additions presented by our attorney which will be brought back to the membership at a later time for review and approval.
- ☐ Other documents to bring our neighborhood into compliance with Texas state law
 - Payment Plan Policy
 - Records Retention, Inspection & Production Policy
 - Architectural Guidelines
- ☐ Treasurer's Report

- Dates go from June to May b/c we have moved our meeting time
- Previous balance 66302.71
- Current Balance: 65970.81
- Income for 102 lots - 9360.54
- New fees 91.77
- **Motion to accept Ken Areola**
- **2nd Evelyn Furr**
- **All in favor, no opposed**

☐ Architectural control Committee Report

- Report by Melanie Hawkins
- 6 new requests
- 2 new builds - one on CF and one on Garwood
- Multiple inquiries to split properties, we can't do that b/c county requires 1.5
- 1 decline for just building an outbuilding
- Had a few swimming pools go in
- Great compliance with the committee
- Motion to approve Johnny Carroll
- 2nd Bagwell
- All approved, none opposed

☐ Old Business

- Sign out front that we have and the new sign that went up with the shopping center - nothing we can do
- Reserve business lots - do we have any control over them
- Speeders - Habitual speeder on Brownwood
- Mike met with Commissioner's office on markings on roads, they were not inclined to do anything about it at this time. He pointed out Strikers is planning to expand, if traffic significantly increases, they will review
- Brian Bagwell has contacted the Lt. about adding the speeding trailer back in town
- TXDOT has put in monitoring tools
- Tayla provided an update on conversation with TXDOT

☐ New Business

- Mike's meeting with commissioner's office

- Drainage in Dry Creek b/c it is private property, the county will not provide support to clean out the creek
- Proposed effort of community clean up that impede the water flow
- Look into hire someone to clean it out
- Needs a larger culvert under Garwood

☐ Ken Arreola has sent an email to the county about putting in a larger culvert under Garwood Dr

☐ Need the culvert at Garwood Ct cleaned out - Johnny is going to contact about Garwood Ct.

- Deed restrictions are at current state standards, there are other items we need to get updates, clarification, or more information on. Board will be looking at items that will require a membership vote. Any suggested changes or suggestions will be brought before the membership to be approved / disapproved. If anyone in the neighborhood has specific suggestions, please bring them to the board this year.

☐ Election of Officers

- Even number years elect 4
- Odd number years elect 3
- This year we have 4 members up for re-election
 - Mike Yellot - President
 - Tayla Craig - Secretary
 - Mark Copas - Director
 - Robert Stephens - Director
 - All 4 have consented to stand for election again, but if someone would like to serve
 - Kyle Soder - moved here in 2014, lives on Barksdale work for automotive bodyshop, has more free time could devote to help in the community
 - Steve Padden - has volunteered - Moved here in 21, recently changed jobs better home life balance, trying to coordinate community block party
- Members elected:
 - Mike Yellot
 - Tayla Craig
 - Robert Stephens
 - Kyle Soder

☐ Adjourn

- Johnny moved to adjourn
- Brian 2nd
- All approved

Action Items

- ☐ Confirm with Ashleigh on the Reserve lots
- ☐ Follow up with builder of reserve lot B to see if they can build their sign in continuity with the reserve lot A
- ☐ Request that the county lower speed limit to 15-20mph on streets within the neighborhood - commissioner
- ☐ Mike put a letter together from HOA about the culverts / Johnny is going to call as well Commissioner Request: need a larger culvert under Garwood Ct. and Garwood Drive. Need to be cleaned out.
- ☐ Paige to take action and research the subdivisions that are comparable in the area to see what a ballpark for our community would be.

Meeting of the Officers Minutes

Directly after the Meeting of the members, officers met to establish roles:

Directors breaking for summer, will reconvene in September

Officers positions:

- Mike - President
- Johnny - VP
- Paige - Treasure
- Tayla - Secretary
- Directors:
 - Kyle Soeder (ksoeder1989@gmail.com)
 - Brian Bagwell
 - Robert Stephens
- Next officer's meeting: 2nd Tuesday in September 10th at 7PM at Mike's house