

Cumberland Ridge Homeowners Association

Board Meeting Minutes

November 12, 2022

Date: November 12, 2022 Time: 10:00 AM

Location: Eagles Bluff Country Club – Clubhouse, 700 North Eagle’s Bluff Blvd., Bullard, TX

Attendees:

- Board members: Sarah Beard - President, Kim Nimon - Treasurer, and Sylvana Hale - Secretary
- Committee Chairs: Leslie Fight – Hospitality and Welcome, Paul Trotter – ACC, Buddy Wilson – Recreational Parks, Art Beard – Roads, Drainage, and Maintenance, and Kim Nimon – Compliance.
- Homeowners: 56 homeowners

Call to order

The Board Meeting for the Cumberland Ridge Homeowners Association was held on November 12, 2022 at Eagles Bluff Country Club. It began at 10:04 AM and was presided over by Sarah Beard, HOA President with Sylvana Hale as Secretary, and Kim Nimon as Treasurer.

Welcome

Sarah Beard opened the meeting, made introductions, welcomed homeowners, and discussed the expectations for the Board Meeting.

Sarah reviewed the meeting Agenda.

Approval: Prior Minutes

A motion was made by Kim Nimon to waive reading of the May 1, 2022 Annual Meeting Minutes and approve. Motion was Seconded by Sylvana Hale. All present Board members voted affirmatively. Approved.

Approval: Accept Board Resignations

A motion was made by Kim Nimon to approve the resignations of Kim Baker and Jay Nielsen. Motion was Seconded by Sylvana Hale. All present Board members voted affirmatively. Approved.

Approval: Board Officer

A motion was made by Kim Nimon to approve the Sarah Beard as President of the Board. Motion was Seconded by Sylvana Hale. All present Board members voted affirmatively. Approved.

Financials / Treasurer's Report

Kim Nimon reviewed the September 2022 Financials. A copy of these is located on our Cumberland Ridge website, under HOA Financials:

<https://www.cumberlandridge.net/>

Committee Updates: Key Highlights

Hospitality and Welcome – Leslie Fight

- Leslie recognized the volunteers on the Hospitality committee.
- Review of recent accomplishments including the 4th of July event with coffee truck, and also welcoming 8 new neighbors since May, 2022 with a plant and welcome packet. The Fall picnic was a success with over 78 neighbors attending. The committee also held 2 food truck events since May.
- Review of the upcoming events: 12/11/2022 Holiday Cheer Celebration, and 1/21/2023 Newcomer Event for all new 2022 residents. In addition, the committee is hoping to hold a Spring Fling, similar to the one held in 2022.

Architectural Control Committee (ACC) – Paul Trotter

- Paul reviewed the ACC mission, and provided website link for additional ACC resources located on our Cumberland Ridge website, under Architectural Control Files & Docum: <https://www.cumberlandridge.net/>
- Review of recent legal changes impacting the ACC, specifically related to Texas' 87th Legislative Session's new bills affect property owners associations (POAs/HOAs) - Directors [board members], their spouses and other members of their household may no longer serve on architectural review committees (ACC/ARC).
- Review of recent accomplishments for the ACC, including 25 applications received, and 2 homes completed in 2021.
- Review of common questions received by the ACC, and provided the email address to submit requestions acc@cumberlandridge.net

Recreational Parks – Buddy Wilson

- Lloyd Grant Park – Review of recent accomplishments including new signage and repair of damaged picnic tables. Update provided on the recommendations for the future improvements for the park, including bids for improving existing roadways, sidewalk, and additional off-street parking.
- Bayside Park – Review of recent accomplishments including new signage, and security chain for gate access. Future improvement suggestions include additional picnic table/bench, parking, and special project to improve park landscaping overall.
- Wilson Park – Review of upcoming improvements on the park, including Pier/Walkway/Benches to be stained. Additional recommendations for future maintenance including drainage repair, and special project for repair of retaining wall, pending future budget approval.

Roads, Drainage, and Maintenance – Art Beard

- Update provided on completed projects including canopy and sight line cleanup, dead tree removal, and a recent review of expenses and remaining fiscal year budget with the Board.
- Update provided on remaining projects including paving street repairs, drainage maintenance, and additional dead tree removal.
- Review of current fiscal year expenses and remaining related budgeted expenditures for FY2022-23.

Compliance – Kim Nimon

- Kim noted the volunteers on the committee.
- Review of the compliance process and timeline overview of compliance efforts completed since May 2021. Compliance efforts originated from previous Board Presidents Don Jackson and Paul Trotter, resulting in a Compliance Committee.
- Review of the 165 friendly reminder notifications that have been sent out across 5 periods in the last year, across 5 covenant areas:
 - 4.30 – Exterior Maint. for Home Sites
 - 4.70 – Waste Materials
 - 4.10 – Boats, Trailers, and Vehicles
 - 4.12 – Inoperable Vehicles
- Kim noted legal counsel recommendation for Enforcement policy, Collection Policy, which are completed. Revisions to the Compliance Charter are in process. Request for additional volunteers. Ability to begin new notification and enforcement is dependent upon additional volunteers or outsourcing to the MAC group.

Compliance Update and Board Vote: Enforcement Policy, Collection Policy

A motion was made by Kim Nimon to approve the Enforcement Policy and the Collection Policy. Motion was Seconded by Sylvana Hale. All present Board members voted affirmatively. Approved.

New Business: Urgent Needs & Legal Compliance – Sarah Beard

Sarah noted the need for additional volunteers for the Board and the Committees.

Sarah noted the Board is working on a phased plan to address changes resulting from Senate Bill 1588 – Relating to the Powers and Duties of Property Owner's Associations.

Adjournment

- Kim Nimon moved that the meeting be adjourned, and this was agreed upon at 11:07 am.

Submitted by
Sylvana Hale, Secretary