

ALBERT 303 POA BOARD MEETING MINUTES
OCTOBER 27, 2024

1. Roll Call of Board Members: Tom B, Senisa B, Jeff R
2. Budget/Finance Report:
 - a. Current banking and accounting. Review 2024 year to date bank account activity and current balance. Frost Bank balance as of 8-30-2024 was \$69,888.87.
 - b. Status of annual assessment payments. (see spreadsheet)
2023 – One (1) assessment still outstanding/unpaid.
2024 – Ten (10) assessments still outstanding/unpaid.

Board members agreed to send reminder emails to all owners who are not current on their assessment(s).
3. Items from 2024 Annual Meeting – Follow-up
 - a. Status/Timeline of Conveyance of Community Improvements (roads, gates, mailboxes, fences, water tank, etc.) to POA: Tom reported that the developers are currently “working on it” with Kristen (their real estate attorney). Senisa said that she will be contacting her soon and feels that it’s possible to complete the conveyance before the end of the year.

*Tom and Senisa said that they will be vacating their Board positions as part of handing things over to the POA. Jeff will begin the process of seeking folks who are interested in filling those vacancies.

*Tom and Senisa indicated that they still own lots 1-3, 9, 11, and 46. They intend to keep lots 1-3 and sell the others.
 - b. Gated access to lots 1 and 46: Tom said that most of the materials to provide access to these lots from Albert 303 main road are at their Old 32 development.
 - c. Committees: 1) Ag Exemption/Cattle Herd: Jeff provided a recap on why this committee was formed after the 2024 Annual Meeting. Committee Member Steve Beach reported on the Committee’s work to date. Prior to completing their final report to the membership, they had requested some financial information from the developers. Senisa said that they don’t have a lot of financial records regarding the herd.

She said that they have never paid vet bills (Hever took care of that), and that they estimated \$3K per year for supplemental feed (during drought years). They aren't sure about the cost of insurance.

2) Architectural Committee interest: Jeff said that following the annual meeting, one person had expressed interest in being on this committee. Tom is interested in having two people join the committee. Jeff will reach out to the owners to solicit another member.

4. Status of cattle herd; return of "missing" cattle: Tom indicated that the developers still want to sell the longhorn herd that they own to the POA if the POA chooses to keep the herd as its desired method of maintain the ag exemption. They don't want to unnecessarily keep moving cattle if the POA chooses to go in a different direction. That said, they agreed to return the Ringelman's steer and Robin to the herd (they are currently at the Old 32 development).
5. Architectural Control Committee: No new projects under review/pending.
6. Adopt-A-Highway update: Jeff reported that the final agreement with TxDot has been signed and that signs are currently being made for our two-mile section of 1623 (from Skyline Drive at The Divide to Maenius Road). The first pickup day can be any time after the signs have been installed.