

****MEETING NOTES****
ALBERT 303 POA BOARD MEETING
OCTOBER 15, 2023

1. Meeting called to order at 12:10 p.m.
2. Roll Call of Board Members: Jeff, Senisa, Tom
3. Budget/Finance Report:
 - a. Current banking and accounting: Frost Business Checking balance is \$46,173.19. \$19,265.76 has been deposited and \$0.00 has been expended since January 1, 2023.
 - b. Status of annual assessment payments: According to the October 13, 2023 deposit detail provided by the accountant, ten (10) owners have unpaid 2023 assessments (which were due by March 15, 2023) and one (1) owner has an unpaid 2022 assessment. The Board discussed follow-up action and agreed that a carefully worded reminder email will be sent to those who still owe their assessments.
 - c. Budget Development: Based on the approved budget outline, the Board discussed plugging some actual numbers into each line item based on Brickstone's history of expenses in those areas (e.g., electric utility, herd management, insurance, gate repair). Senisa agreed to obtain those numbers from the accountant.
4. Architectural Control Committee:
 - a. Pending Projects: Lot 37 (Henry) house plan is under review.
5. Status/Timeline of Conveyance of Community Improvements (roads, gates, mailboxes, fences, water tank, etc.) to POA: As of this meeting, Tom and Senisa explained that they (Brickstone) intend to sell Lots 5, 8, 9, 11, and 46 and keep Lots 1 – 4 (ownership will eventually be transferred from Brickstone to the Beauchamps). After all of the lots are sold/transferred, Brickstone will convey the improvements to the POA.

In terms of previously discussed pending improvements, two specific items came up.
1) Entrance landscaping. Tom stated that he is not willing to go with the plan drafted by Nature Works due to the high cost.

After discussion, the Board agreed to take a different approach by having Brickstone indicate a dollar amount that they are willing to contribute to the project. Tom said that it's likely that Pedro would do the work.

2) Replacement tree in Falling Oak Trail. Senisa stated that Brickstone is willing to replace the tree. Neighbors agreed to make sure that it gets watered.

On an unrelated note, Senisa said that she recently learned that the current cattle herd manager, Mr. Hever, will not be able to continue caring for the herd due to personal reasons. She will be talking to him to see if he has any recommendations for a new manager.

6. Meeting date for 2024 Albert 303 Annual Meeting: The Board discussed the date specified in the Bylaws (first Tuesday in November @ 6:30 pm) vs. actual dates of meetings in 2022 and 2023. Tom and Senisa couldn't recall any specific reason that the date in the Bylaws was selected in the first place. It is problematic in that it is on a weekday (workday for many) and in the evening. It is also close to Election Day. The Board decided to set the date for the 2024 Annual Meeting as Saturday, January 27, 2024, and work toward changing the Bylaws to a late January date, on a Saturday.