

Remington Heights Homeowners Association

Annual Meeting

**Tuesday, November 9, 2004
Lodge at Warner Ranch Meeting Room
1801 Warner Ranch Drive
Round Rock, TX 78664
7:00 P.M. –9:00 P. M.**

Minutes for the November 9, 2004 Meeting

Call to Order/Establish Quorum

Melissa Nylander called the meeting to order at 7:06 P.M. The required Quorum of 19 homeowners was confirmed by Jason Largent.

Guest Speakers:

Ed Hamilton - Villages at Warner Ranch Owner's Association: info on the park
John Hurt – TXDOT: update on Hwy 45 & Hwy 130

Speaker: Ed Hamilton, Developer for Southwest Division, Hanover Company
Phone: 1-800-846-4116
URL/Email: creyna@hanoverco.com (Carla Reyna, Ed's Assistant)

Ed reported that Warner Ranch is about 90% occupied. Phase II of Warner Ranch has been permitted but they have not started construction due to the poor housing market. The 66 additional home sites have not been approved. Ed informed us about a bank and possibly a neighborhood strip shopping center for the land between Warner Ranch and Jazz St. As explained in the October 2003 Annual Meeting, there is now an additional 12-inch water line access between Thibodeaux and Warner Ranch Rd. This will act as a back up if the primary water line is cut. This creates a loop for Remington Heights and Warner Ranch.

Ed gave a reminder that Remington Heights and Warner Ranch are sharing the cost of the park. The maintenance of the park is utilizing most of the park dues.

Renee Isiahiliza requested that it be recorded in the minutes that she is speaking on the behalf of a neighbor who was not in attendance. The neighbor requested that a pool be added to the Warner Ranch Park. It may be a possibility in the future once Phase II and Phase III of the apartments and the 66 single family homes are all developed and contributing towards the park.

There were also several requests to Ed Hamilton for additional picnic tables. Ed responded by saying the items are not available without more money. The cost of an additional picnic table is \$400.00 - \$450.00. There was a suggestion made to make the hilly area of Warner Ranch Park between the basketball court/pavilion a public soccer field. Again, this can only be considered once more funds are available.

Ed stated that the area is a private park because it does not have the space to accommodate public parking.

Speaker: John Hurt, District Public Affairs Officer, TXDOT

Phone: 512-832-7000

URL/Email: www.dot.state.tx.us

John Hurt reported that I-45 is owned and maintained by the state of Texas. The tolls will be paid to Texas. The projected elevation of the highway overpass is 30 feet high.

There were concerns about the noise level of the highway.

John suggested that a request be made for PFC materials to reduce the sound of traffic.

The intersection of Jazz and I-45 access road is of great concern to the Remington Heights residents. There were requests for a deceleration lane or protected lane for entering and exiting Remington Heights.

There were additional requests for speed limit signs and a speed trailer in front of HEB to deter increases in speed before Jazz Street. A possible time line for the completion of the request can be obtained by contacting John Hurt. The project completion date of I-45 is December 2007. Free alternatives will be available for all toll roads.

Minutes of the October 14, 2003 Meeting

The minutes were not available to be approved. A vote for approval of the minutes will take place at the next annual meeting. The 2003 minutes will be available on our website at www.remingtonheights.com. If you need a hard copy, please call Marilyn Childress at 750-2883.

Message from the board

The message from the board was given by Jason Largent. Jason informed us that Endeavor would maintain the shrubs at Bay Lane by the HEB walk-thru. There were requests from residents for a new light at the same location. The previous light is disabled. The board will look into this issue.

Jason Largent highlighted the events of the past year:

- ✓ Management change from PS Property to Goodwin
- ✓ The change of foliage to enhance the entrance sign
- ✓ The food drive coordinated by Renee Isiahiliza and Sunny Campbell
- ✓ The National Night Out event
- ✓ The repainting of the fire hydrants

Jason expressed concern about block captain's participation and having more frequent board meetings. He would like the committee chair's to become more involved. The organization of a welcoming committee is needed.

There were questions regarding yard maintenance and fines. The current policy is 3 notices per season will produce a fine. The fines are cumulative.

Committee Reports

Recreation & Social Committee: Alice Solis introduced herself. She highlighted the recreation committee activities of the past year: **Spring Fling, Yard Sale/Breakfast**. Alice asked if anyone in the neighborhood has ideas for future events to please let her know.

Alice's contact information:
Phone: 512-671-3234
Email: cralal@swbell.net

Security and Maintenance Committee: Johnathan Logan introduced himself. He spoke about the architectural committee standards and the future of the security and maintenance committee.

Johnathan's contact information:
Phone: 422-0065
Email: jqlogan@earthlink.net

Publicity Committee: Renee Isiahiliza introduced herself. She highlighted the activities of the past year. She announced her resignation as the publicity chair because of her obligations to her church and family. She offered her assistance to the future chairperson.

Stephanie Badour volunteered to be the new Publicity Chair.

Stephanie's contact information:
Phone: 341-7834
Email: sfrench4@austin.rr.com

Architectural Committee: George Helms was unable to attend. Melissa Nylander spoke on behalf of the architectural committee. Items emphasized include repainting homes and repairing fences. Everyone needs to submit a request for changes like these and others to the Architectural Committee for approval prior to changes being made. You can obtain an application form on our website at www.remingtonheights.com or by calling Marilyn Childress at 750-2338. Inquires may also be directed to George directly.

George's contact information:

Phone: 310-8556

Email: george_helms@sbcglobal.net

2003 Financial Report

The 2005 budget report was distributed to all in attendance. Some residents challenged the cost of the maintenance for the Remington Heights entry and Warner Ranch Park. Jason will have the property management examine a more cost effective lawn company.

Election of Directors

One member was elected for a 3-year term. Board member duties were discussed. Johnathan Logan and David Biggs were nominated. David won the nomination for a 3-year term.

Board contact information:

Email: board@remingtonheights.com

David Biggs 244-2259

Jason Largent 255-4217

Melissa Nylander 310-7478

Old Business

Lighting on sign- The solar light on the entry sign turns off at 2 A. M. There was a question about why we light the sign. The lighting of the sign is a city ordinance.

New Business

Discussed the benefits of paying 2005 dues by January 15th. Homeowners who pay their \$120 yearly dues before January 15th will be eligible in a drawing to win a \$30 gift certificate to a restaurant of their choice. Explanation of fees and late payment changes. Due to confusion between our assessments and the park dues, Hanover will take over billing for 2005. You will receive a detailed explanation of this with your assessment booklets.

Drawing: (3) \$30.00 gift certificates for area restaurants

Attendee Winners: Frank Campbell and another neighbor (name not captured in minutes)

Proxy Winner: D'Lyn Woodward

Homeowner Concerns

It was suggested by an attendee that we change the way we select yard of the month. The attendee suggested that we have more community involvement in the selection process. The attendee also suggested using a message board and a box to put documents in to communicate with neighbors who do not have internet access.

Adjournment

Ednoa Harrell made a motion to adjourn the meeting adjourned at 9:11 P.M. and was seconded by Alice Solis. The next annual meeting will be held October 2005.