



BEVERLY OAKS

Homeowners Association

2010 Budget Meeting Minutes

November 12, 2009

The 2010 Budget Meeting was held at the Irving Arts Center on November 12, 2009.

Robert Bauer, Association President, called the meeting to order at 7:05 PM.

Bauer thanked the City of Irving for letting the Association use the Irving Arts Center for our meeting and for the tour the NASA exhibit. Bauer explained that the Beverly Oaks is now a member of the City of Irving Neighborhood Associations. He discussed the benefits of membership including the grant program.

Special thanks was given to Kris Mallory and Chris Combs and the homeowners that participated in the paint selection project.

Bauer also reported on the land acquisition by TxDOT and stressed the importance of getting a 67% owner vote to sell the land and avoid legal fees. It was also reported that the wall would need to be cut back or lowered and that the traffic spikes would need to be moved back to comply with City of Irving department of transportation requirements. The first estimate for the work came in at \$25,000. The board will ask TX Dot to cover all or part of these expenses.

Bauer then explained the objectives of the budget meeting and the month long process that was going to be used to determine the 2010 budget. – with the objective of tonight’s meeting being to have owners heard on their issues and needs. The State of the Association report that had been mailed to all owners two weeks earlier was briefly summarized. It was noted that for the last 5 years and again this year the Association spent more money they it had taken in, the Association was not putting any money back for capital repairs, the paint schedule was behind and homes had been painted

out of rotation, and the Association, in the years 2000 – 2008, had taken tax exemptions that it was not entitled to.

The floor was opened for discussion.

Question: Why did the Association paint in 2009 if there was a financial crisis?

Answer: The Association was not in crisis, but headed that way. Part of the crisis is the backlog of unpainted homes so skipping the painting in 2009 would only have made matters worse.

Question: Why was rye grass planted, how much did it cost, and would it hard the St Augustine grass.

Answer: The rye grass was planted at a cost of less than \$800 as part of an overall effort to restore the turf in the community. This effort including fixing the irrigation system and thinning tree canopies. The grass would not harm the St Augustine (some homeowners had already been planting it)

Question: Why was \$14,000 spent on the sprinkler system repairs.

Answer: The sprinkler system had not been working properly for some time and some areas had not had water in years, Multiple contractors were brought out to evaluate this system. 40% of the homes had all or part of the irrigation system down. The specific are on the web site.

Question: Why did the board not repair just part of the sprinkler system and let the other wait until next year.

Answer: The board answer was that all home owners had equal rights and it would not have been fair to only repair part of the community and the other part go without.

Question: Will the future painting include repair of exterior siding?

Answer: This will be voted upon by the owners on the budget ballot.

Question: How much will the dues increase?

Answer: This will be voted upon by the owners on the budget ballot. It was estimated that \$60 - \$70 was more realistic than \$45 currently being paid. It was pointed out that 3% inflation on the dues rate of 1983 would bring us to +\$70. It was also pointed out that a survey of dues rates in Irving showed most comparable Association had rates of \$100 or more.

Las Brisis (large)	\$400
Country Club Place	\$300
The Meadows	\$271
Regency Park	\$268
Turtle Lake	\$241
Las Crisis (small)	\$200
Lakeside Landing	\$185
The Club	\$170
Compton Condos	\$160
Bordeaux Villa	\$155
Villas at Cottonwood	\$150
Pioneer Valley	\$150
Hidden Oaks	\$121
Campagna Village	\$100
Town Lake	\$70
Beverly Oaks	\$45

Question: Steve Hillier read sections of a letter he had written and stated that all of the information in the State of the Association report was untrue and slanderous. A copy of Mr. Hillier's letter is posted on the web site beverly-oaks.org/budget1.htm Hillier also questioned if Robert Bauer actually owned any property in the community.

Answer: Evidence was presented by the board secretary that Southwest Provident Corp owned six (6) properties in the community since 1988 and evidence was presented from the Texas Secretary of State that Southwest Provident Corporation was in good standing in the State of Texas and that Robert Bauer was the registered agent for the corporation. The by-laws state that any corporation, joint venture, or partnership may appoint the person of their choice to represent the ownership.

An example of an online form that would be used for the voting of the 2010 budget was presented and explained. Each home owner will be given the opportunity to vote on the items that they would like to have included in the budget/dues. The online voting for the paint color selection went very well with 70% of members participating.

Electronic voting allowed the community, as a whole, to have more input. Owners were reminded that a special meeting was scheduled for November 28 at 10 AM at 2023 Wilshire Court to vote and count ballots.

A 10 minute break was taken.

Bauer reconvened the meeting, and encourage owners to try to find points of agreement in our discussion on traffic control.

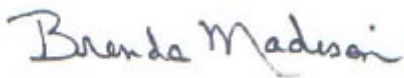
It was agreed that every one wanted the community to be a safe place to walk dogs and have children play and that speeding cars were a threat. There was discussion on various speed control methods – gates, bumps, signs, radar. There was widespread agreement that the current plastic speed bumps were problematic. There was discussion about how the bumps ended up in the community as here was no vote.

It was suggested that we look into different type of speed hump that were not so radical. Speed buttons mounted on the concrete also were suggested as an option.

Working entrance gates were suggested. An exit gate was suggested. Additional speed limit signs and a “radar enforced” sign were suggested. One home owner said that we did not have enough room to have a iron gate.

Steve Hillier, requested permission to address the community a second time and restated the key points of his letter .

Bauer summarized by stressing the importance of working together as a community to resopolve problems and adjourned the meeting at 9:30 pm.



Brenda Madison, Board Secretary