

FOUR CORNERS ESTATES PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING OF THE MEMBERS MINUTES  
OCTOBER 28, 2019

A quorum was met with 44 members who signed in and 18 by proxy for a total of 62. President Allen Borchers called the meeting to order. Linda Norrell read the minutes from the November 5, 2018 Annual Members Meeting. Lauren Brown made the motion to accept the minutes as read and Tandra Johnson seconded. The motion carried. Allen Borchers then introduced the current board member: Ed Dhayer-Vice-President, Joe Puckett-Treasurer, Linda Norrell-Secretary and Lauren Brown-Member At Large. It was suggested that we have so many new members that we go around the room and introduce ourselves and where they live.

Treasurer Joe Puckett reported on our financial status. FCEPOA current balance is \$29,389.99 with projected yearend balance of \$28,000. Yearly expenses consist of utilities, mowing, property taxes and some occasional repairs. This past year's expenses were \$31,000 plus the agreed \$5000 for park playground and another \$1000 the board approved for extra playground expense. Membership thanked all those who worked on constructing the playground especially Lauren and Ryan Brown. Present slate of officers up for nomination are Ed Dhayer-Vice President, Joe Puckett-Treasurer and Linda Norrell-Secretary. Ed Dhayer as Vice President and Joe Puckett as Treasurer have agreed to continue in their respective jobs. Kaitlin Puckett has agreed to take over as Secretary. It was opened to the group for any other nominations to these positions. There were no other nominations from the floor. A motion was made by Wesley Johnson to accept the slate of officers for the FCEPOA Board. Motion was seconded by Matt Beckstead. Motion carried. Linda Gazaway wanted to thank President Allen Borchers for the excellent job he has done as President.

Allen Borchers reported on the Board of Directors Report. Current projects are to replace the Texas Flag and the US flag as needed at the entrance. Entrance lights have been repaired but one of the lights still needs to be repaired. The stone pillars along the front fence line need repair and the Board is continuing to seek appropriate materials and someone to make the repairs. The gazebo steps have been replaced and painted, swing sets have been set in concrete, horse shoe pits completed along with new playground equipment with the exception of the chin up bars which still need to be installed. We will continue to use Toole Lawn Company to mowing grass in the front, park and in front of vacant lots. At this time all members who use trash pick-up are using Santak.

Allen introduced Developer John Dunlap who has purchased 30 acres on the east side of Westridge Park. He will be developing 8 acres of the 30 acres he purchased. He presented a proposal to the FCEPOA membership to join FCEPOA as Phase 5. Proposed items for Phase 5 are listed below.

Dunlap Development Proposal for Phase 5

- Developer installs road and utilities
- 5 lots, each 1 acre minimum
- Will file new set of deed restrictions for "Phase 5" will be an addendum, will not amend current restrictions
- Deed restrictions for section 5 will be the same as other Four Corners sections with the following amendments (only applicable to Phase 5)
  1. 2,000 square foot minimum
  2. Brick, stone, stucco – minimum 60% front 3 sides
  3. No tree clearing minimum 5 feet of side property lines, no clear cutting, minimum 5 mature trees should remain when clearing.
  4. All driveways must be concrete
  5. Boats, RVs, campers, trailers, and like items must be stored out of site from the street and neighbors

6. Minimum 2 car side loading garage, no front loading garages, not to preclude certain detached garages

After the proposed Phase 5 presentation the floor was open for discussion. Matt Beckstead had concerns about how this would impact water pressure for the neighborhood. Other members had continuing concerns with water from Pure Utilities. President, Allen Borchers encouraged members to make complaints to Pure Utilities and the TCEQ. Allen Borchers reported that he, Joe Puckett and Ed Dhayer had met with a local attorney and FCEPOA would need to change our Bylaws in order to incorporate Section 5 with their amendments. Peggy Borchers made a motion to authorize the Board of Directors to negotiate for the FCEPOA with the Developer and with unanimous consensus decide what is in the best interest of FCEPOA. Much discussion from the floor continued with some members ready to vote to include the proposal and others felt the board could look into the matter and report back to the membership. There was some concern that Lauren Brown as Member At Large on the board is a partner with her father John Dunlap in this Development and that would be a conflict of interest. Lauren stated they had sold their home and she would then no longer be a homeowner in Four Corners and therefore no longer on the Board. Dana Williams made a motion to accept the proposed deed restriction amendments specific for Phase 5 as presented and it was seconded and approved. In general discussion from the membership was favorable to this development becoming a part of Four Corners POA. There was then a motion made by Virginia Beckstead that the FCEPOA Board should meet and then present to the membership their conclusions for a vote either at a special meeting or vote through e-mail. It was seconded by Wesley Johnson. John Dunlap asked that there be a time limit for the Board to meet, discuss and get back with them.

The meeting was then adjourned at 8:15 pm

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Linda Norrell/FCEPOA Secretary