

**Annual Meeting 2011
Emerald Forest Homeowners Association
October 11, 2011**

6:00pm Dinner for all Attendees

6:35pm Business meeting called to order by board president Judy Matlock

Board members present: Judy Matlock, John Woods, Jose Vazquez, Suzan Reed, Beth Determan, Cynthia Boyer, Sandra Nash, and Tracy Speelman, Association Manager.

Recognition of veterans and families of veterans and current members of the armed forces, along with police officers and first responders.

Posting of Colors: Members of the College Station Fire Department, accompanied by bagpipes.

Pledge of Allegiance: Margaret Johnson led the Pledge of Allegiance to the American and Texas flags.

Introduction of Board Members and Association Manager:

Judy Matlock, President
John Woods, Vice President
Sandra Nash, Secretary
Jose Vazquez, Treasurer
Beth Determan, Director for Rules and Security
Cynthia Boyer, Director for Grounds
Suzan Reed, Director for Pool and Clubhouse
Tracy Speelman, Association Manager

Announcement: The drawing for one year of free annual association dues will be held at the end of the meeting. Must be present to win.

Acceptance of Minutes from the 2010 Annual Meeting.

Introduction of Guests: Judy Matlock

1. Nancy Berry, Mayor of the City of College Station
2. Sherry Mashburn, City of College Station Secretary
3. Barbara Moore, City of College Station Neighborhood Services
4. Chief Capps, College Station Police Department
5. Lt. Craig Anderson, College Station Police Department

Introduction of Guest Speaker: Judy Matlock

Mayor Nancy Berry gave opening remarks to the membership about the strength of the neighborhood and the association.

Recognition of Committee Chairmen and Members: Judy Matlock

Block Captains
Social Committee
Webmaster
Newsletter
Nominating Committee
Tennis Committee

State of the Association: Judy Matlock

- Second Saturday Coffees are held monthly with a variety of invited guest groups in attendance. The November Second Saturday Coffee will honor our veterans.
- Welcome Wagon packets are presented to each new household by the association president.
- The Big Event was held citywide in March.
- Run For Compassion held in April.
- Children's Easter egg hunt held in April.
- Annual neighborhood garage sale in April with 33 households participating.
- Water pressure regulator and new pool pump installed in May for better resource management.
- Clubhouse improvements began in May, including replacement of ceiling fans and lights, wooden posts, entry doors, kitchen countertop and backsplash, knobs, faucets, granite counter in pool area, and exterior paint.
- Grounds improvements began in May, including repairing brick pillars and leaning fence on Emerald Parkway, removal of dead trees, sidewalk repairs, pressure washing and staining of fence, replacement of boards where needed, and enhancing entrance beds.
- Creek renovation meeting held in June.
- Back to school swim party in August.
- Association night with Brazos Bombers held in August.
- Painting of tennis court poles in August.
- National Night Out in October.
- City of College Station collected bids for the Appomattox park and creek improvement projects.
- Annual meeting of Emerald Forest Homeowners Association membership held in October.
- Christmas party and food drive held in December.

As of October 2011 there are 10 houses for sale and 2 houses for rent or lease. High on the market is \$375,000 and low is \$159,900. Four liens are in place for collection of delinquent HOA dues. One property is in foreclosure.

The association manager conducts weekly drive arounds, notes any deed violations, and submits a report to Beth, who in turn sends out letters to the homeowners. This process has been extremely successful in maintaining the beauty and integrity of Emerald Forest.

Introduction of Guest Speaker: Judy Matlock

City of College Station Neighborhood Services Coordinator Barbara Moore explained her role as liaison for homeowners associations and citizens in accessing city services and maintaining strong

communities.

Introduction of Guest Speaker: Judy Matlock

City Secretary Sherry Mashburn explained the issues at stake in the upcoming November Special Election.

Presentation of Current Budget: Jose Vazquez

Treasurer Jose Vazquez provided detailed budgetary documents and reviewed key figures. He identified unfunded special projects that the board will be prioritizing at the December meeting.

Election of Officers: Judy Matlock

Elections were held for the offices of Association President, Vice President, Secretary, Director of Rules and Security, and Director of Pool and Clubhouse. No new nominations were offered from the floor. John Woods, Sandra Nash, and Suzan Reed will remain in their respective positions. New Association President will be John Gibson. New Director of Rules and Security will be Charles Scanlan.

Open Discussion: Attendees, Board Members and Guests

The membership submitted questions and comments to be addressed by the appropriate representatives. Topics discussed included:

Wild animals in the neighborhood - problems with bobcats, armadillos, dead squirrels, and loose cows
Tennis practice board
Fence staining
Water pooling on the sidewalks and running out at front of neighborhood
Status of city park improvements
Broken water fountain at pool
Status of lawsuit against multiple tenant rental
Request that the overpass at Texas 6 be painted (Mayor advised contacting TXDOT)
Announcement of November 6 Veterans Day parade in downtown Bryan
Recognition and appreciation of excellent pool maintenance
Police Chief Capps took concerns from homeowners

Drawing for Free Dues:

Judy Matlock introduced incoming board president John Gibson to draw for the free annual dues. Jeff Lehde was the winner.

Retirement of the Colors

The next regular board meeting will be held December 8, 2011.

Adjournment: Judy Matlock adjourned the meeting at 8:08pm.

