



## Green Meadows Estates Home Owners Association

### Meeting Minutes

Board Meeting

March 6, 2010

- **All** future meeting minutes and important notices will be sent via email, if you have not yet submitted your email address please email Randi at: [Randiweaver2@gmail.com](mailto:Randiweaver2@gmail.com)
- **Green Meadows Estates Home Owners Association Website** <http://www.gmehoa.org/index.html>
- **New Treasurer, James Blanton 701 Rockridge Road Lucas, Texas 75002-83117**

Topic	Yes	No
I. Meeting called to order Saturday, March 6, 2010 8:45 AM (Home of Jim Coker) 1. Board members attendees: Dave Burson Roy Henke Debbie Reid/James Blanton Jim Coker Randi Weaver	N/A	N/A
II. Prior meeting minutes were distributed and accepted (May 2 2009) Minutes have been posted to <a href="http://www.gmehoa.org/index.html">http://www.gmehoa.org/index.html</a>	6	0
III. Board Election Results 1. Sent out 50 ballots 2. 15 ballots returned 2010-2012 Board Members are as follows: <ul style="list-style-type: none"><li>• President: Roy Henke (returning)</li><li>• Vice President: Bob Arnold (returning)</li><li>• Secretary: Randi Weaver (returning)</li><li>• Treasurer: James Blanton (new member)</li><li>• Architectural: Dave Burson (returning)</li><li>• Roads: Jim Coker (returning)</li></ul>	6	
IV. Treasurer's Report and Transition to New Treasurer 1. Savings Account (Road Fee): \$20,924.91 2. Checking Account (HO Dues) \$9766.36 <ul style="list-style-type: none"><li>a. Reported there were 7 delinquencies (owners will be contacted by mail)</li></ul> 3. CD's (All currently at Texans Credit Union) <ul style="list-style-type: none"><li>a. Original (Dues) \$13849.87</li><li>b. Misc \$13,114.59...(New CD to be established from checking account funds)</li><li>c. Roads \$0 (New Cd to be established funds from saving account balance)</li></ul> 4. Transition of records to James Blanton completed. <ul style="list-style-type: none"><li>a. Quarterly statements to be submitted to Roy Henke</li><li>b. Account required signature transition will be completed by James.</li></ul>	6	0

<p>Note: 2010 Home Owners and Road Fees are due. Send Payment to:</p> <p style="text-align: center;"><b>James Blanton</b>  <b>701 Rock Ridge Rd</b>  <b>Lucas, TX 75002-8311</b></p>		
<p>V. Architectural Committee Report</p> <ol style="list-style-type: none"> <li>1. Dave Burson reported on all requests for 2009</li> <li>2. No new requests as of 2010</li> <li>3. Discussion of fence repair and rules reference Section 11 or GME Restrictions see website for copy of restrictions. <a href="http://www.gmehoa.org/index.html">http://www.gmehoa.org/index.html</a></li> </ol>	N/A	N/A
<p>VI. Green Meadows Estates Home Owners Assoc. Website</p> <ol style="list-style-type: none"> <li>1. Updates <ol style="list-style-type: none"> <li>a. Future meetings</li> <li>b. Meeting Minutes</li> <li>c. Important Notices</li> <li>d. Home Owner Rules and Regulations</li> <li>e. Event Calendar</li> <li>f. Contact Information (request home owners to update contact information) New feature to be added to site</li> </ol> </li> </ol>	N/A	N/A
<p>VII. Road Status/ Jim Coker</p> <ol style="list-style-type: none"> <li>1. Meadow Lane/ Highland Court/Exchange problem areas were resurfaced at the cost of the contractor. Condition is still questionable. Jim will contact contractor to review condition. <ol style="list-style-type: none"> <li>a. Pot hole on Exchange will be repaired.</li> </ol> </li> <li>2. Rock Ridge Road is maintained by the county. Home owners are encouraged to contact Collin County Public Works to report poor conditions 972 948-3700</li> <li>3. Fairbrook Circle is maintained by the City of Lucas. Home owners are encouraged to contact the City of Lucas Services to report poor conditions. 972-727-8999.</li> <li>4. New speed limit signs to be posted at entrance areas of Fairbrook, Meadow, and Exchange.</li> <li>5. Safety concerns discussed for intersection of Rock Ridge and Estates Parkway. Investigating future plans for the road and intersection.</li> </ol>	6	0
<p>VIII. Mowing</p> <ol style="list-style-type: none"> <li>1. Request mowing. (lots have decreased in number to 3) Owners will be billed for the services.</li> </ol>	N/A	N/A
<p>IX. Future 2010 Meeting Dates</p> <ol style="list-style-type: none"> <li>1. August 7, 2010 8:30 AM (home of Jim Coker)</li> <li>2. November 6, 2010 8:30 AM (home of Jim Coker) <ul style="list-style-type: none"> <li>• Note all meeting dates are subject to change, check website for updates.</li> <li>• Meetings are open to all GME home owners</li> <li>• Issues or concerns: <ul style="list-style-type: none"> <li>○ Home owners may contact any board member with issues or concerns. Each will be handled on an individual basis via email or telephone as needed.</li> </ul> </li> </ul> </li> </ol>	6	0
<p>X. Adjournment</p> <ol style="list-style-type: none"> <li>1. 10:40 AM</li> </ol>	6	

## 2010 Green Meadows Estates Home Owner Membership Dues (Due: 5-1-2010)

2010 Home Owners Dues (\$50.00 HMO) (Road Fees \$150.00 Meadow, Highland Court, Exchange only) You will only be billed individually if you are in arrears on the yearly dues, mowing reimbursement or road dues.

Mail Payment to: **James Blanton 701 Rock Ridge Road Lucas, Texas 75002-8311**

Return this form with your payment by 5-1-2010

Name: \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_, State \_\_\_\_\_ Zip \_\_\_\_\_

Lot Number: \_\_\_\_\_

Current Dues \$50.00	
Outstanding Dues	
Road Fee \$150.00	
*Vacant Lot Mowing Fee	
Total Paid	

\*GME HOA will mow all vacant lots at the homeowner's expense.

Lot owners will be billed late summer. The total due for mowing will depend on the number of times the vacant lot is mowed in 2010.