

# Eagle Tree Homeowners Association

Meeting of Board of Directors 2005-2006

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**Date:** February 6, 2006

**Location :** 501 Kachina

**Members Present:**

Roy Hunter, Johnny Hutchison, Shirley Sterling, Kyle Grigsby, Steve Schneider

**Member(s) Absent:**

Ernest Latta

**Agenda**

I. Discussed Resolution #1

- Vote postponed until annual meeting/picnic in June
- Letter/card to be sent to membership regarding change of date for vote
- Prior to the annual meeting, all members of association to receive a second letter listing
  - a) wording of resolution,
  - b) plans for the use of the proceeds of the sale,  
(members to generate specific improvements, projects needed)
  - c) list of other expenses of the association  
(electricity for light, taxes on common areas, cleanup supplies, picnic, etc)

II. Cleanup May 20, 2006

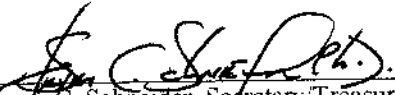
- Shirley to head up plans for cleanup

III. Next Meeting

- March 27, 2006 at the home of Kyle Grigsby, 2001 Daws Drive

**Meeting Adjourned**

Respectfully submitted

  
Steven C. Schneider, Secretary/Treasurer

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Roy Hunter, President

# Eagle Tree Homeowner's Association, Inc

Meeting of Board of Directors

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## **Minutes**

Date: March 27, 2006

Location: Kyle Grigsby's home

No minutes found in files given to me.

Lelan Callaway

# Eagle Tree Homeowner's Association, Inc

Meeting of Board of Directors

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## **Minutes**

Date: May 15, 2006

Location: Roy Hunter's home

Board Members Present: Roy Hunter (President), Mike Treat (Vice President), Shirley Sterling, Kyle Grigsby

Board Members Absent: Steve Schneider (Secretary / Treasurer), Johnny Hutchison, Ernest Latta.

Visitors Present: Lelan Callaway

No minutes found in files given to me.

Lelan Callaway

# Eagle Tree Homeowners Association, Inc.

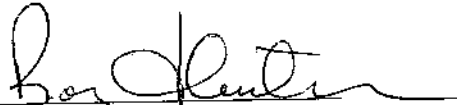
Annual Business Meeting  
Drippin Spring Commons Area  
June 24, 2006

5:00 Fellowship & Food Preparation  
5:30 Lt. Greg Daniel / Potter Co Sheriff's Dept  
Home Security  
6:00 Meal  
6:30 Officer's Election / June '06 to June '07  
President: Mike Treat  
Vice President: Kyle Grigsby  
Secretary / Treasure: Lelan Callaway  
Board Members: (3 year term) to June 2009  
Lelan Callaway  
Sue Bezner

19 Members Present  
3 Proxies Submitted  
22 TOTAL

51 Members  
50% Voting members requirement not satisfied.  
NO business conducted

Adjourned

  
Roy Hunter, President



# Eagle Tree Homeowners Association, Inc.

June 24, 2006 Annual Membership Meeting will be held at the Drippin' Spring commons area. Greetings and fellowship will begin at 5:00 PM and a meal at 5:30 PM. Hot dogs, hamburgers, and soft drinks will be provided. You are welcome to bring your own favorite dip or desert.

At 6:00 PM we will have the Membership Meeting which will consist of:

- 1) Nominations to fill vacating Board Member terms and Nominations of Officers
- 2) Ballots will be presented to each Association Member
- 3) Results Tabulated and Announced
- 4) Ballots for a vote on 2006 Resolution #1
- 5) Results Tabulated and Announced
- 6) If appropriate, a motion to consider 2006 Resolution #2 will be entertained

[www.eagletreeama.org](http://www.eagletreeama.org)



## **2006 Membership meeting considerations**

ETHOA continuing terms of Board Members are.

Director through June 2007

- 1) Mike Treat
- 2) Johnny Hutchison

Director through June 2008

- 1) Kyle Grigsby
- 2) Ernest Latta
- 3) Shirley Sterling

Directors through June 2009

2 Members to be elected

Board Nominations of 2006-2007 officers

President: Mike Treat

Vice President: Kyle Grigsby

Secretary/Treasure: Lelan Callaway

### **Eagle Tree Homeowners Association, Inc. 2006 Resolution #1**

Members of Eagle Tree Homeowners Association, Inc. authorize the Board of Directors of Eagle Tree Homeowners Association, Inc to proceed with the offering for sale of the Commons Area consisting of approximately 3+ acres situated north of Sweetwater Trail and between Eagle Tree Unit #2, Lot 2 of Block 7 and the Eastern property boundary. The President of Eagle Tree Homeowners Association, Inc Board of Directors will be authorized to enter a contract of sale of the designated commons area property.

### **Eagle Tree Homeowners Association, Inc. 2006 Resolution #2**

The Members of Eagle Tree Homeowners Association, Inc nor the Board of Directors of Eagle Tree Homeowners Association, Inc will not initiate any action pertaining to the sale of Commons Area owned by Eagle Tree Homeowners Association, Inc for a period of then (10) years ending June 30, 2016. No contract of sale of any Commons Area will be entered during that designated time period.

The ETHOA Board is presenting the matter of 2006 Resolution #1 for the resolve of a long discussed concern. Through the resolve, we want to proceed at the direction of the members toward an enhancement of the Commons Areas for the maximum benefit to everyone.

**1) First Possibility / Resolution Approved**

It would provide funds for the ETHOA to greatly improve the amenities of the remaining Commons Areas.

- Possibilities a) An all weather building with sanitary facilities at the Drippin' Spring picnic area  
b) Playground equipment  
c) New tables & benches  
d) Game area development  
e) Landscape improvement at Drippin' Spring & Las Tecovas  
f) Other member recommendations

**2) Second Possibility / Resolution Not Approved**

We will need to encourage every property owner to become ETHOA members.  
We will need to seek donations and services-in-kind to achieve the same improvements.  
I will recommend development of the Sweetwater Trail Commons Area for possibly

*Tennis / Basketball Court  
Softball Field  
Trap / Sheet Range  
Golf Practice Range  
Soccer Field  
or some combination*

We need to improve the amenities of our commons areas to make membership more attractive and provide entertainment and recreation for the members and families.  
Please feel free to call if I can be of any assistance.

Sincerely,  
Roy Hunter  
Home:355-8504 Office:353-0851

Look what we have begun: [www.eagletreeama.org](http://www.eagletreeama.org)

# Eagle Tree Homeowner's Association, Inc

Meeting of Board of Directors 2006-2007

## Minutes



Date: 7 pm Tuesday, August 15, 2006

Location: 950 Kachina Drive – home of Lelan Callaway

Board Members present:

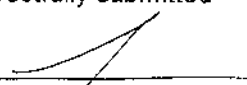
Mike Treat Kyle Grigsby Lelan Callaway Johnny Hutchison  
Sue Bezner Ernest Latta Shirley Sterling


Meeting open at 7 pm by Mike Treat

- Secretary / Treasurer's reports
  - Read and approve minutes from previous meeting – none available
  - Board members introduced and contact information was updated.
  - Financial Issues
    - Balance at Happy State Bank is \$4,774.98 as of August 11, 2006 and PRAD appraised value of the four common areas was \$14,897.00 as of December 31, 2005.
    - From January 1 through August 5, 2006 revenues have been \$1,200 and expenses have been \$681.91. Lelan handed out copies of financial statements including history for 2004 and 2005.
    - Signature cards were updated at Happy State Bank, 3423 Soncy Road and now include only Mike Treat (president), Kyle Grigsby (vice-president), and Lelan Callaway (secretary / treasurer).
    - Lelan handed out copies of our 2006 membership list showing 50 current members.
  - Lelan handed out copies of the Secretary / Treasurer Job Description.
  - Corporate and tax issues
    - 2005 US Federal Tax Return has been filed.
    - Application for Texas Franchise Tax Exemption was submitted on August 8, 2006 and should exempt ETHOA from having to file a Texas Franchise Tax Return for 2005 and future years.
    - Potter-Randall Appraisal District – 2006 appraised values of common areas were increased almost 500%. Initial contact has been made with PRAD and we have submitted "Motion to Correct Clerical Error Under Section 25.25(c)".
- Membership and Community Involvement
  - Lelan reviewed our new website at [www.EagleTreeAma.org](http://www.EagleTreeAma.org)
  - Discussed Vanessa Anderson's suggestions to improve community involvement. Ernest moved and Mike seconded that Vanessa Anderson be invited to join the ETHOA board. Kyle and Johnny will contact Vanessa to discuss this.
  - The consensus of the board members is that substantial improvements can be achieved in board and property owner communications and interactions between property owners. This will be a board priority in the coming months.
- There was consensus on the following calendar items:
  - Next ETHOA Board Meeting will be on Thursday, September 14, 2006 at home of Mike Treat , 901 Mulberry Trail.
  - ETHOA Board Meetings will be scheduled on the second Thursday of each month.
  - Fall Dowell Road Cleanup - Saturday, October 21, 2006
  - North Dowell Road Communities Meeting - Monday, January 15, 2007
  - Spring Dowell Road Cleanup - Saturday, May 19, 2007
  - ETHOA Annual Meeting and Picnic - Saturday, June 23, 2007

Meeting was adjourned at 8:20 pm

Respectfully submitted

  
Lelan Callaway  
Secretary / Treasurer

  
Mike Treat  
President

806-322-4088  
[Lelan@EagleTreeAma.org](mailto:Lelan@EagleTreeAma.org)

950 Mulberry Trail  
Amarillo, Texas 79124

[www.EagleTreeAma.org](http://www.EagleTreeAma.org)

# Eagle Tree Homeowner's Association, Inc

Meeting of Board of Directors 2006-2007

## Minutes



Date: Thursday, September 14, 2006

Location: 901 Mulberry Trail – home of Mike Treat

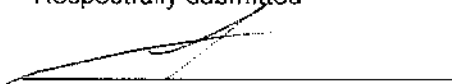
Board Members present were Mike Treat, Lelan Callaway, Johnny Hutchison, Ernest Latta, and Shirley Sterling. Absent were Sue Bezner and Kyle Grigsby.

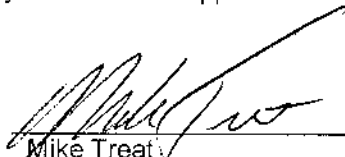
Mike opened the meeting at 7 pm

- Secretary / Treasurer's reports
  - Minutes from the August 15<sup>th</sup> meeting were read and motion was made to approve the minutes as read by Mike and seconded by Johnny – unanimous approval.
  - Financial report was read and motion was made to approve the report as read by Mike and seconded by Johnny – unanimous approval.  
Balance at Happy State Bank is \$4,968.54 as of September 14, 2006. From January 1 through September 13, 2006 revenues have been \$1,410.00 and expenses have been \$698.35. Current membership is 53.
  - Lelan provided update of corporate and tax issues
    - Texas Franchise Tax Exemption was granted August 17, 2006 retroactive to May 23, 1995.
    - Potter-Randall Appraisal District – preliminary 2006 appraised values of our 4 common areas were increased almost 500%. Initial contact has been made with PRAD and we have submitted "Motion to Correct Clerical Error Under Section 25.25(c)". We are waiting to hear from PRAD.
    - Other exemption options are being researched.
- Old Business
  - Discussed Dowell Road Clean Up scheduled to start at 9 am on Saturday, October 21, 2006. Shirley Sterling will get hot dogs, buns and drinks. Johnny will put up large sign the weekend prior to the clean up. Lelan will prepare a post card to remind residents of clean up and mail it in early October.
  - Discussed North Dowell Road Community Meeting scheduled for Monday, January 15, 2007 briefly and agreed to discuss more fully at our next meeting. We will be thinking of potential speakers for this meeting.
  - Discussion of Vanessa Anderson's suggestions for improving community involvement were deferred until next meeting.
  - Letter will be sent to Potter County Commissioner Joe Kirkwood requesting update of plans for repairs and maintenance of Dowell Road with a copy to County Judge Arthur Ware. (note: letter was mailed September 16<sup>th</sup> and copy has been posted on our website)
  - Motion was made to drop the potential sale of the common area at 800 Sweet Water Trail (3.65 acres) by Mike and seconded by Shirley – unanimous approval.
- New Business and Round table discussion of other issues
  - Discussion of water over Dowell Road near Eagle Tree sign until next meeting so Kyle can expand on the issue.
  - Lelan suggested that we should use proxy voting more aggressively in the future at our association meetings..
- The following future calendar items were noted.  
Next Board Meeting: 7 pm on Thursday, October 12, 2006 at Ernest Latta's home – 1404 Daws Drive.  
ETHOA Annual Meeting & Picnic - Saturday, June 23, 2007  
Dowell Road Clean Up - Saturday, May 19, 2007  
Dowell Road Clean Up - Saturday, October 20, 2007

Motion was made to adjourn at 8:30 pm by Mike and seconded by Shirley – unanimous approval.

Respectfully submitted

  
Lelan Callaway  
Secretary / Treasurer

  
Mike Treat  
President

# Eagle Tree Homeowner's Association, Inc

Meeting of Board of Directors 2006-2007

## Minutes



Date: 7 pm Thursday, October 12, 2006

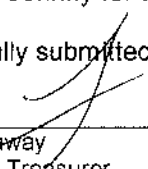
Location: 1404 Daws Drive – home of Ernest Latta

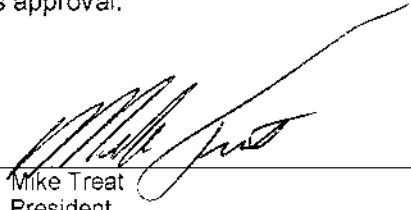
Board Members present were Mike Treat, Kyle Grigsby, Johnny Hutchison, Sue Bezner, Ernest Latta, and Shirley Sterling. Absent was Lelan Callaway. Guest attending was Vanessa Anderson.

Mike opened the meeting at 7 pm

- Secretary / Treasurer's reports
    - Minutes from the September 14<sup>th</sup> meeting were read and motion was made to approve the minutes as read by Mike and seconded by Ernest – unanimous approval.
    - Financial report – none available
    - Potter-Randall Appraisal District – 2006 appraised values have been rolled back within \$206 of 2005 levels.
  - Old Business
    - Discussed Dowell Road Clean Up scheduled to start at 9 am on Saturday, October 21, 2006. Shirley may not be able to attend the cleanup so Sue will handle the refreshments. Johnny will put up large sign the weekend prior to the clean up. Lelan will prepare a post card to remind residents of clean up and mail it in early October. Johnny called Potter County for the trash truck for our clean up and was told that the request must be approved by the Commissioner's Court at their October 23<sup>rd</sup> meeting. We may not have county trash truck so may need to consider alternatives. Consensus is that the common areas need to be cleaned up; however, they will be done at another time.
    - Residents Leroy Odneal and Janice Johnson's concern about water over Dowell Road near Eagle Tree sign was discussed. The consensus was that heavy rains cause this problem at several other locations and that this issues should be addressed to the Potter County engineer.
    - Discussed North Dowell Road Community Meeting scheduled for Monday, January 22, 2007. Sue will pursue availability of the Bushland High School. We need to be thinking of potential speakers and program items for this meeting.
    - Discussed Vanessa Anderson's suggestions for improving community involvement. Some suggestions include block parties, gift baskets, ice cream parties, etc. Subsequent to our August meeting we realized that we have a full board so it was suggested that Vanessa become our Hospitality Coordinator. She agreed and Kyle agreed to help her. Vanessa will develop hospitality ideas for further discussion during our November meeting.
    - Letter was sent to Potter County Commissioner Joe Kirkwood on September 14<sup>th</sup> requesting update of plans for repairs and maintenance of Dowell Road with a copy to County Judge Arthur Ware. No reply has been received as of this date.
  - New Business and Round table discussion of other issues
    - Ernest and Johnny reported that they mowed the common area and repaired the swing seats that were a safety hazard.
    - Sue expressed concern about "For Sale" cars being parked in our common area near the mailboxes. Board agreed that this should not be allowed, if continued action should be taken.
    - Ernest complained about kids riding 4 wheelers on his property. Kyle knows the father and will visit with him about this problem.
    - We should send "thank you" to Potter County for prompt road clearing after snow storms.
  - The following future calendar items were noted.
    - Next Board Meeting: 7 pm on Thursday, November 9, 2006 at Johnny Hutchinson's home  
11700 Drippin' Springs.
    - ETHOA Annual Meeting & Picnic - Saturday, June 23, 2007
    - Dowell Road Clean Up - Saturday, May 19, 2007
    - Dowell Road Clean Up - Saturday, October 20, 2007
- Motion was made to adjourn by Shirley and seconded by Johnny – unanimous approval.  
Thanks to Johnny for taking notes for the above minutes.

Respectfully submitted

  
Lelan Callaway  
Secretary / Treasurer

  
Mike Treat  
President

# Eagle Tree Homeowner's Association, Inc

806-322-4088  
Lelan@EagleTreeAma.org

950 Mulberry Trail  
Amarillo, Texas 79124

www.EagleTreeAma.org

Meeting of Board of Directors 2006-2007

## Minutes



Date: 7 pm Thursday, November 9, 2006

Location: 11700 Drippin' Springs – home of Johnny Hutchison

Board Members present: Mike Treat, Kyle Grigsby, Lelan Callaway, Johnny Hutchison, Sue Bezner, Shirley Sterling. Absent: Ernest Latta. Guest present: Otis Sterling.

Mike opened the meeting at 7 pm

### Secretary / Treasurer's reports

Minutes from the October 12th meeting were read and motion was made to approve the minutes as read by Mike and seconded by Johnny – unanimous approval.

Financial report was presented. In summary as of November 9<sup>th</sup> we have \$5,121.23 in the bank. We have received \$1,690 and spent \$825.66 during 2006. Real Estate taxes due on our four common areas is \$317.99. Motion was made to approve the financial report as presented by Mike and seconded by Johnny – unanimous approval.

### Old Business

Sue gave a report on Dowell Road Clean Up on Saturday, October 21, 2006. At least 20 residents came out to help with the cleanup, including Dr & Mrs Russell Long from Two Deer Trail. The Potter County trash truck was not available; however, Jason Bezner's trailer was available and saved the day – THANKS! After a brief discussion it was agreed that the fall cleanup would be better scheduled before it gets cold and windy so 10 am September 22, 2007 was put on the calendar.

Discussion of membership / community involvement was deferred until Vanessa Anderson can attend.

Sue reported that she has been working with Phyllis Cornelius (Administrative Assistant at Bushland High School) and that our North Dowell Road Community Meeting will be on Monday, January 29, 2007 at the Bushland High School. We will provide coffee, tea and hot chocolate. Attendees will be asked to bring deserts. Kyle will contact the Potter County Sheriff and Mike will contact the Fire Department to request speakers for this meeting.

Potter County Commissioner Joe Kirkwood has not yet replied to our letter of September 14<sup>th</sup> requesting an update on plans for Dowell Road improvements. Lelan will draft a follow-up letter.

Water over road near Eagle Tree sign and other areas was discussed and it was agreed that this is not a significant issue at this time.

Kyle reported that he has spoken with the father of the kids riding their 4 wheelers on Ernest Latta's property.

### New Business

Covenants and Restrictions - 9.04 Limitations on Commercial Activities - Warren Cornelius' concern that Amarillo Lawn Sprinkler Company may not be in full compliance of this provision was discussed. Lelan will discuss this issue with Larry Lemarr. Note: 9.03 Parking and Vehicles says "... Any camper tops which are not in use will be stored behind dwelling, or in a covered garage or storage building." and 9.06 Garbage and Refuse Disposal says "... or in a storage building or in a fenced enclosure."

Covenants and Restrictions - 9.02 Animals - A discussion followed as it related to the requirement that dogs must be kept on a leash or in a fenced enclosure. This is a concern raised by several members and we will continue to monitor this.

The list of Service Providers as posted at [www.EagleTreeAma.org](http://www.EagleTreeAma.org) was handed out with the request to give Lelan any additions or corrections.

Johnny reported that he repaired the sign on our Las Tecovas commons area.

### Future Calendar Items

Next Board Meeting: Thursday, January 11, 2007 at Sue Bezner's home at 1608 North Dowell Road

North Dowell Road Community Meeting – 7 pm Monday, January 29, 2007

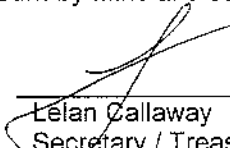
ETHOA Annual Meeting & Picnic - Saturday, June 23, 2007

Dowell Road Clean Up – 10 am Saturday, May 19, 2007

Dowell Road Clean Up – 10 am Saturday, September 22, 2007

Motion was made at 8:20 pm to adjourn by Mike and seconded by Johnny – unanimous approval.

Respectfully submitted

  
Lelan Callaway  
Secretary / Treasurer

  
Mike Treat  
President