

## **Pflugerville Council of Neighborhood Associations**

### **PfCONA Meeting Minutes Monday, March 14, 2011, 7:00 PM Pflugerville Justice Center**

**Sign-In Sheet Attendance:** Clay Leben, Gatlinburg NA; Jay Patel, Greenridge HOA; Angie Drabik, Windermere HOA; Greg Boling, Fairways of Blackhawk; Benny Bowser, Gatlinburg; Mary Esther Garza, Springbrook Glenn HOA; Bob Hankins, Parkview Estates: J. E. Leavelle (attending for Judy Key), Royal Pointe HOA; Carl Wasmuth, Bohls NA; Ruth Wasmuth, Bohls NA; Melody Ryan, Highland Park North HOA; Rod Reyna, Saxony HOA, and Tim Moltz (Home Depot) Mountain Creek [13 people].

**General Members Present & Voting:** Bohls NA, Gatlinburg NA, Highland Park North HOA, Springbrook Glenn HOA, Saxony HOA, and Windermere HOA. [6 members]

**General Member 2011 Dues Received:** Gatlinburg NA, Windermere HOA, Springbrook Glenn HOA, Highland Park North HOA, and Saxony HOA. (Bohls NA paid in January)

#### **Announcements**

A representative of Tuff Sheds was present with door prizes and literature. Melody Ryan won the door prize. Tim Moltz asked for contact info from those attending for door prizes and shared information about Tuff Sheds, including the need to consult with HOA Architectural Control Committees.

#### **Discussion**

Rod Reyna facilitated discussion about HOA/NA/informal resident group aspirations, needs, and concerns, Pflugerville city challenges, and PfCONA 2010 and activities over the years. Contributions were written on newsprint sheets. Afterwards, participants divided into two groups of five people to brainstorm 2011 top PfCONA goals.

*Concerns:* Vandalism to common property, security costs, changes to Texas HOA laws, what is best HOA management/governance, what if no association in neighborhood, new IH-35/I-45/I-130 land development, collecting HOA dues/fines, finding vendors for HOA services, and City parks policy.

*Pflugerville Challenges:* Population growth, new annexations, housing price slump, Pecan Street tract and other new land development, and business recruitment.

*PfCONA 2010 Achievements:* safety panel, energy panel, crime prevention and disaster readiness panel, two candidate forums, HOA legal and legislation panel, non-profit agency and sports group presentations, Community Associations Institute (CAI) resources purchased by PfCONA for donation to library for citizen/HOA/NA use, and good place to express ideas and ask questions of one another and city/county/state officials/staff. It was also mentioned that PfCONA had representatives on various area boards/committees (Downtown Planning Committee, Envision Central TX, Constable's Advisory Committee; plus, those involved with PfCONA on boards/committees and working with city via their neighborhood efforts.

*PfCONA 2011 Goals/Needs:* Program on HOA property safety (block watch/crime prevention); program on Pflugerville "smart" growth; proactive PfCONA motivational & transparent communications (phone tree, web site, social media); good contacts/exchanges with groups (Council, Chamber, Downtown Assoc, Library, CAI, Envision Central Texas (ECT), PPD/Constable, Pct 2, National Night Out, etc.); mentor/coaching for neighborhoods without association; program on HOA Board 101/new Texas legislation; program/database on HOA vendors/services; and program on property amenities/beautification landscaping/DIY improvements.

During the discussion, it was agreed that PfCONA has had an impact over the past 25 years and is definitely needed for the next 25 years. It was agreed that PfCONA round table meetings would be held every other month as well as special PfCONA town hall meetings (starting with the April City Council Candidate Forum with both

opposed and unopposed candidates.) Members also need to consider PfCONA bylaw amendments, membership recruitment, and inviting City Council members to our meetings. It was mentioned that PfCONA could have been more involved with providing neighborhood input about recent commercial developments, as well as some city committees that were unexpectedly dissolved.

### **Election**

General Members present agreed to elect 2011 PfCONA officers. Nominations were made and after discussion of Executive Committee election and committee positions, with some persons declining nomination, the following slate of officers to lead PfCONA were: Chairman, Clay Leben; Vice-Chairman, Benny Bowser; and Mary Esther Garza, Treasurer/Secretary. A motion to elect these officers by acclamation was made by Angela Drabik and seconded by Melody Ryan and passed unanimously. Greg Boling said he would be interested in being appointed to help with Membership Services Committee recruitment and Melody Ryan expressed interest in compiling a list of vendors that HOAs/NAs/residents could refer to as a membership service.

After HOA/NA/organization announcements made by specific members, the meeting was adjourned.  
Submitted by Clay Leben/Mary Esther Garza