

Peninsula at Mystic Shores Property Owners Association  
October 6, 2020  
Meeting Minutes

The Board Meeting of the Peninsula at Mystic Shores Property Owners Association, a Texas non-profit corporation (the "Association"), was held via a Zoom call, pursuant to a call by the President of the Association.

**Directors Present:** Keith Tunnell, Kathy Kenton, and Charlie Kahn

**Also Present on the call:** David Simpson, Patti Burkett, Marty Rolleg, Douglas Digman, Paula Rieker, Linda Solis, and Pamela Villalobos.

**Executive Session:** Keith Tunnell opened Executive Session at 9:32 AM with a quorum of Board Members present. Executive Session was concluded at 9:47 AM.

**Call to Order:** President Keith Tunnell called the open board meeting to order at 10:01 AM. Keith made a motion to approve the Agenda for the open meeting. The motion was seconded by Kathy. The Board unanimously approved the agenda.

**Summary of Executive Session** – As of the end of August 2020 the delinquent account total was \$8,237.02. Since then we have had had two owners pay off their delinquent balances in full, one member is current on their payment plan, and four delinquent member accounts have been turned over to our attorneys for collection.

**Feral hogs:**

P.J. Burkett from the Mystic Shores Conservation Committee presented suggestions on control of local wildlife. She indicated feral hog control is not the responsibility of the Mystic Shores and The peninsula POAs. The Mystic Shores POA does however have two box traps that are currently not being utilized and are available to be used in The Peninsula. She stated that corral traps are more effective, but they are also more expensive. In the past when the box traps were used, she believes the hogs learned how to avoid them. As a result, they were catching deer as opposed to hogs. She indicated she believes that we now have a new generation of hogs and it might be worth trying the box traps again.

A homeowner indicated that he recently spent \$2500 on a hog trapper that utilizes corral style traps. At the present time he indicated the hog trapper had caught seven hogs on his property.

David Simpson of the Mystic Shores Conservation Committee provided the Board with a list of reports of hog damage from landowners in Mystic Shores and the Peninsula. He suggested that anyone with hog damage call the hog hotline number so that current activity can be monitored.

**Meeting Minutes:** Keith made a motion to waive the reading of the November 21, 2019 Board of Director minutes and to approve these minutes., Kathy Kenton seconded the motion. The minutes were unanimously approved by the Board.

## **Old Business:**

### **Road Maintenance- Douglas Digman**

Doug indicated the primary purpose of the road maintenance activities is to prevent water damage to the roads. We currently have fourteen thousand dollars budgeted for crack seal and patching for 2020, which is done annually. Crack sealing is the most cost-effective way to protect the roads but not the prettiest. Doug reported that the estimated cost to seal coat the approximat655,000 square feet of roads in The Peninsula would be around ninety-eight thousand dollars. While aesthetically pleasing, the effect will only last for about two years. The road contractor that Doug met with indicated our roads are in generally good shape. Our concrete curbs have been helpful in preserving our roads. Currently the Reserve Study shows that the roads will need to be replaced beginning in 2027 at a cost of around1.6 million dollars. Doug indicated that he believes with proper care the roads could last longer than what is indicated in the Reserve Study.

### **711 Ranch Historical Marker-Paula Ricker**

Paula indicated she has a passion for preserving land history and is pleased to be able to work with the POA in obtaining the 711 Ranch Historical Marker. She indicated that the process of obtaining the historical markers from the Texas Historical Commission is very competitive. She indicated the 711 Ranch Historical Marker should be received tomorrow and will be installed on Saturday October 10, 2020 at the entrance to the Peninsula. Paula thanked the family's that donated funds to this cause and that enough money remains from donations to apply for a marker in Mystic Shores related to the old schoolhouse on Mystic Shores Blvd.

### **Phase 1 of gate landscaping-Charlie Kahn**

Charlie indicated there are many different types and sizes of homes in our community, all of them have a front door that is attractive and welcoming. Unfortunately, The Peninsula entrance—our community's front door—no longer reflects a beautiful welcome conducive to our unique community's image. The plants have aged and are at the end of their lifespan. Many no longer reflect the beauty they once had, and many have been removed due to disease and/or their lack of vitality. Members of the Board of Directors have spoken with many of our residents who have expressed a desire to install a new Front Door to The Peninsula. The Peninsula Board of Directors is engaged in plans to significantly upgrade the appearance of our front gate. The Board engaged Spring Creek Garden Center ("SCGC") to create a master landscape plan. The master plan will be implemented in two phases with the upgrades outside our gate to commence first, hopefully in 2020. Phase 2 of the landscaping plan is expected to occur in 2021. The landscaping costs for Phase 1 will be no more than \$46,000 dollars. Keith made a motion to approve the Phase 1 landscaping plan. Charlie seconded the motion. The Board unanimously approved the motion.

### **Amended 2020 budget**

There is currently \$17,800 budgeted in the 2020 budget in the special projects account which was established to provide gate landscaping. Keith Tunnell made a motion to amend the 2020 budget to increase the special projects budget amount by \$28,200. Charlie seconded the motion. The Board unanimously approved the motion.

**New Business/Community Comments:****Acquisition of vacant lots by POA for green space**

During the September 2020 annual meeting a homeowner suggested that the POA consider purchasing vacant lots that would be held long term to ensure The Peninsula continues to have adequate green space. This suggestion was tabled at the annual meeting as it did not appear as a topic in the approved agenda for the meeting, but it would be placed on the agenda for the next Board meeting. This matter was briefly discussed during the Board meeting. Keith Tunnell indicated he did not believe the Board could approve such an action without a majority vote of the POA members at a duly convened meeting of the POA. He also indicated that to implement such a plan would likely require a special assessment of at least \$2,000 per lot and would likely require majority approval of the POA members at a duly convened meeting of the members. No action was taken on this matter, but the Board would seek comments regarding this matter from POA members.

**Holiday Lights- Linda Solis**

Due to government-imposed restrictions for meetings and gathering arising from the Covid19 pandemic, we will be unable to hold our Oktoberfest and annual holiday parties. The social committee will use a portion of its unused budgeted funds for goodie bags that will be delivered to each Peninsula residence next Wednesday, October 14. The social committee would like to use the remaining budgeted funds to engage a company to decorate the front gate entrance for the upcoming holidays. The company would provide and install the decorations and remove and store them until next year. The current decorations are old and need to be replaced. In addition, decorating the front gate poses a risk to volunteers. The Board approved this suggested use of social committee funds.

Bob and Ann Gibson have agreed to host next year's Oktoberfest function and David and Carla Chipman have agreed to host next year's holiday party.

**Announcements:** Next Board Meeting – TBD

**Adjourn:** There being no further business, the meeting was adjourned at 10:50 AM. Minutes submitted by Pamela Villalobos