

**Duck Haven Annual Membership Meeting (Draft-Pending Approval)  
5-17-2022; 7:00 pm**

- Meeting called to order at 7:15 pm.
- Roll Call: Board members present - Micah Mogle, Ronald Long, Trish Howard - A total of 13 Members attending in-person plus an additional 3 absentee ballots, 1 vote by proxy, and 35 online votes, meet the required quorum of 25% or 34 members for the purpose of voting to elect new members
- All legal notifications have been made in order to conduct annual meeting.
- Previous recorded minutes for 2021 have not been transcribed, therefore not approved. Beal in process of transcribing and will be available to all homeowners as a draft document until following annual meeting.
- **Reports of Officers:**
  - President: Micah Mogle discussed function of Duck Haven board.
  - Treasurer: Trish Howard discussed financial report that was included in meeting packet.
  - Secretary: Ron Long; nothing to discuss.
- **Management Report** -Lara Lewis (Beal Properties) reviewed financials (posted on Beal website). As of 5-17-2022, there is \$12,528.63 outstanding in delinquent dues. 40 homeowners at least 1 to 2 quarters outstanding dues. Multiple notifications have been sent out with possible legal action and / or collections. Last violations drive by conducted, 5-10-2022 inspection resulting in 2 violations for propane screening. Will continue approximately every 2 weeks or bi-monthly. Micah Mogle reviewed violations process: Soft notice:14 days to resolve, First Warning: 14 days after first notice, Second (209)notice: additional 14 days to resolve, then fine if no resolution. Homeowner question asked, what is the violations. Micah Mogle responded clarifying those violations are given to those who are not in compliance with the restrictions set forth in CCRs requiring screening of propane tanks. No other discussion or questions on management reports or violations.
- **Projects:** Lights replaced in Park; Rock, pending placement at entrance of park to prevent 4 wheeled vehicles from entering. Bi-weekly trash pickup in park continues. Asked On the Move to repair monument sign and other signage. Pending feedback. Micah asked Lara to coordinate conference call with On the Move to discuss.
- **Unfinished business:** Chicken and Flag Policy. 89 (YES) votes required. Volunteers needed to obtain signatures within 90 days to collect signatures to be filed with Brazos County. No discussions or questions. If signatures are not collected, then standing CCRs will be in effect. Homeowner asked question to clarify what the Chicken / Flag Policy is. Micah Mogle clarified these policies, if approved,

would amend current CCRs that restricted poultry. Previous Flag Policy was too restrictive. New amendments would mirror State and Federal flag policy.

- Community block party previously planned in 2020 was not conducted due to C19 restrictions. Micah Mogle asked for volunteers to move forward with planning and execution. No other comments or questions for unfinished business.
- **New Business:** Spring cleaning. Micah Mogle asked for general feedback on removal of bulk household waste and brush. Roll Off dumpster similar to type used in 2021 or using B.A.G.S. to remove approved waste on a predetermined timeframe is option. Bulk / Brush P/U is consensus. Details to follow.
- **Open Floor:** Discussion from home owners. Laurie Conrad, 17901 Wigeon Trail Ct. is recognized. She provided positive feedback since moving into the neighborhood. Time yielded. Floor open for general questions. Morgan Farnell, 18056 Retriever is recognized. Question was asked regarding county clean up of ditches. Requested feedback. All board members have discussed options from community standpoint. Board members discussed that these issues (right of way and drainage easement issues) are really homeowner responsibility. It is important for homeowners to stay on top of maintenance of these drainage easements on their property. Homeowners are responsible for own property maintenance, unless a culvert passes under a road. Terrie Nugent, 5127 Mandarin Way recognized. Question: What is possibility of removal some dead foliage and planting other types of plants at main entrance. Terrie is interested in forming a landscaping committee. Further details will be coordinated with Lara Lewis. Frank Rembert, 18242 Retriever Run is recognized. Provided positive feedback on park renovations. Proponent on keeping the area clean and free of wheeled vehicle to prevent damage. Future improvement plans are pending approval and further actions. Gabe Leal, 5103 Mandarin Way is recognized concerned with trains blocking main entrance to Duck haven. The Board is aware of issues and have been coordinating with Beal and Union Pacific. Micah suggested homeowners continuing to complain and voice concerns with county commissioner. Fines can be levied for blocking entrance due to an agreement between the County and Union Pacific. Homeowners need to be proactive and contact county commissioner to complain.
- **Added as new Business:** In coordination with Beal, Board to consider additional safety signage and pressure the county for more speed signage. No other business.
- Open Floor for board candidates to speak for 3 minutes. Complete.
- No other business. Time for vote.
- Lara Lewis, Beal provides guidelines for voting. Votes tabulated and board candidates are selected. Micah Mogle and Gabriel Leal are chosen for 2 year terms.
- Micah Mogle motioned to adjourn, Trish Howard seconded, all in favor. Meeting adjourned at 8:47pm.