

Duck Haven (DH) Quarterly Board Meeting
7-26-2022; 6:00 pm

- Meeting called to order at 6:01 pm by Lara Lewis (Beal Properties)
Roll Call: Micah Mogle absent, Gabe Leal, Trish Howard present -
Quorum is met with 2 of 3 board of directors (BOD) members.
- First order of business to review previous recorded minutes from
April 28 2022. Trish Howard motions to approve, Gabe Leal seconds.
Minutes are approved.
- Financial report was delivered by Lara Lewis that was included in
meeting packet. 2021 residual income, \$23,870 into reserve
accounts. Gabe Leal proposes moving \$20K with Trish Howard
concurring with a second vote. No other information to discuss.
- **Management Report:** - Lara Lewis (Beal Properties) reviewed
financials (posted on Beal website). As of 7-1-2022, there are
\$19,396.68; comprising homeowner delinquencies. Quite a few
homeowners that have not paid January or April dues. Multiple
notifications have been sent out with a due date for payment of 7-
31-2022. Possible legal action and / or collections to follow if
delinquencies are not collected from January 2022 or earlier. Turn
over to legal attorneys for demand letters to be drafted and mailed
to homeowners. Lara Lewis proposes using the services of an
attorney (Katine) that she is familiar with that does collections
and is very reasonable (\$150) vs Markel (\$250) currently retained
by DH. Trish Howard asks question regarding Katine response time.
Lara Lewis indicates they are trustworthy and prompt since they are
a smaller firm (3 attorneys). Lara Lewis will forward price list
for Katine as well as Markel to determine a way forward on possible
selection of attorney. Gabe Leal asks question about if homeowners
are proactive to settle delinquencies. Response is not very many.
To help avoid delinquencies, Lara Lewis proposes changing quarterly
payments to biannual or annual dues payments. Pending board
scheduling to meet TBD to consider and discuss payment options. No
other questions or discussion.
- **Violations report:** Included in read ahead meeting packet. Minimal
violations to report. Due to the summer drought and water
restrictions, violations will not be written for dead grass,
however violations will be written for unkempt property
landscaping. Landscaping project for DH is on hold until
temperatures fall and rainfall increases. No other discussion or
questions on management reports or violations.
- **Architectural Control Committee (ACC):** No representatives are
present. Lara Lewis will contact ACC lead, Linda Berkline for
follow-up and will post their report on Beal website for
dissemination. No other questions or discussion.
- **Unfinished business:** Rock at the park - Discussion for proper
placement in keeping with access for all including Americans with
Disabilities Act (ADA), strollers, etc. Additionally, park signage

on order to include park rules, no all terrain vehicles (ATVs) or any other wheeled vehicles as well as DH, park rules. Expected delivery of these signs next week. Gabe Leal asked question regarding coordination with Saddle Creek BOD to help mitigate and communicate issues and challenges between the two communities. Lara Lewis indicated they are receptive. Lara Lewis also proposes that DH engages Brazos Sheriffs office much like Saddle Creek has done to avert future issues by getting parents involved, obtaining pictures and names of violators. Since Saddle Creek attempted this solution, there have been no further violations. No other questions or discussion.

- **Flag enforcement policy:** Discussion - April 2022, Laurie Conrad volunteered to collect homeowner votes via signatures in order to approve a policy. Policies need only concurrence by BOD / ACC. Per Texas Property Code rules and regulations cannot be any more or less restrictive than current CCRs. Current declarations indicate no restrictions for display of any kind. Lara Lewis, recommends creating a committee of homeowners to develop an amendment to include in the revision of the current CCRs. No further discussion or questions.
- **Chicken enforcement policy:** No volunteers have yet to come forward to obtain the required 66 2/3 (YES) votes. Volunteers needed to obtain signatures to be included as an amendment to the CCRs. If signatures are not collected, then standing restrictions in CCRs remain in effect. No other questions or discussion.
- **ACC Fencing and Outbuilding guidelines:** Lara Lewis will follow up with 2020 guideline revision to determine any restrictions that may need updating. Recommend homeowner committee involvement to determine a finished product that will update the current CCRs. The BOD will coordinate actions. Lara Lewis recommends compiling all the the aforementioned policies in an electronic online vote to gauge homeowner preference which will in turn inform the BOD on a solution that will ultimately change the current CCRs. Details in incoming weeks. No other questions or discussion.
- **Duck Haven main entrance landscaping:** Trish Howard volunteered to move a landscape committee forward with homeowner (Terrie Nugent, 5127 Mandarin Way) that previously expressed interest to chair committee. Details in incoming weeks. No other discussion or comments.
- **Restocking of park pond:** Lara Lewis will communicate with Trophy to obtain updates (costs & plan) on restocking of pond. Details in incoming weeks. No other questions or discussion.
- **Phase II of Duck Haven community park update:** Plan to secure erosion around pond (with crushed granite around the perimeter of the pond) in preventing further damage. On the move had provided proposed cost estimate. Lara Lewis will follow up with them for

update. No other questions or discussion.

- **Park repair estimate:** All prior plans have been implemented and completed (electricity and placement of large rock (s)). More updates to follow. No other questions or discussion.
- **Traffic study on Drake Drive to limit / prevent speeding update:** Per Lara Lewis in discussion with Brazos County road and bridge, speed bumps cannot be placed due to emergency vehicle requiring speedy access. However, additional signage for speed limit signs can be implemented with support of Brazos County. Another option is any individual witnessing a violation is recommended to take a photo of license plates for identification with the assistance of Brazos County Sheriffs Office to provide identity of drivers to engage them and remind them of speed limits within the neighborhood. Lara Lewis will coordinate with Brazos County to expedite a traffic study. No other questions or discussion.
- Trish Howard brings up an incident that occurred this morning (6-26-2022) referencing a loose pet (off leash) in the neighborhood that bit another homeowner this morning while jogging. Trish did not have any other information but will follow up. Per Lara Lewis, a violation can be issued for loose pet per restrictions in CCRs, however the homeowner that was bitten would need to file a formal report / complaint. Lara Lewis will develop a draft notice reminder for the board to review and approve to disseminate HOA wide. Details to follow. No other questions or discussion.
- Trish Howard asks question regarding feedback referencing recent B.A.G.S bulk pickup that occurred 7/14 & 7/15 2022. No feedback from homeowners received. Lara Lewis will coordinate with B.A.G.S. to determine their feedback on homeowner address participants. Gabe Leal suggests an electronic survey be disseminated to homeowners to obtain feedback for future bulk pickup scheduling. Lara Lewis has this for action. No other questions or discussion.
- Motion to adjourn meeting. All in favor. Meeting adjourned at 7:27 pm.