

**GABRIEL'S OVERLOOK
PROPERTY OWNERS ASSOCIATION, INC.**

Annual Membership Meeting Minutes
February 20, 2020
Georgetown Rec Center
1003 N Austin Ave, Georgetown, TX 78626

Call to Order

There was a quorum of over 10% of the owners present, either in person or by proxy, and the meeting was called to order at 7:00 p.m.

Introductions

Joe Hrbek, President of Gabriel's Overlook, introduced himself, as well as Michael Mault, Vice President of Gabriel's Overlook and Chris Franklin, Treasurer.

Proof of Notice of Meeting

Joe Hrbek read the Proof of Notice of Meeting, dated February 3, 2020.

Minutes

Copies of the 2019 Annual Meeting minutes were provided to the attendees. There were no corrections to the minutes, and a motion to approve the minutes was made by Dale McQuinn and seconded by Michael Mault. Motion carried.

Marjorie Johnson made a motion to move the Presidents report ahead of the Elections, Michael Mault seconded, motion carried.

Financial Report

POA Treasurer, Chris Franklin presented the financial report.

President's Report

- 1) Added mailboxes
- 2) Attempted to clean culvert on Ridgeview, looking for vendor
- 3) Performed tree trimming in the park
- 4) Social Committee reinstated, events coming up
- 5) Fallfest to become POA sanctioned
- 6) Signed 3 year contract with CMA
- 7) Raised assessments
- 8) Roads in need of more maintenance
- 9) Increased number of Directors
- 10) Board conducted one on one meetings with owners concerning property violations
- 11) Increased lines of communicaton

- 12) Created Wildflowers survey and committee
- 13) Audit being conducted
- 14) Working to decrease the delinquencies
- 15) Governing documents need revisions
- 16) ACC changes
- 17) Liberty Hill waste water
- 18) Commercial lots

Election of Directors

An election was conducted for the expiring term of Joe Hrbek and adding two more members to the Board. Board vacancies consist of 1 (3) term and two (1) year terms.

The following nominees were introduced: Blaine Sampson, Michael Pazienza, Barry Caldwell, Meriam Tummons and Joe Hrbek.

Committee Reports

The following committees gave brief updates: Landscape and Waterway

Open Discussion and Questions

Joe Hrbek opened the floor for comments, suggestions and questions.

- 1) Question concerning culvert cleaning, Board reported they are searching for a vendor
- 2) Question regarding cost for CMA and what was the increase. Board responded with a 7% increase over 3 years.

Election results were announced:

Joe Hrbek was elected to the 3 year term
Michael Pazienza and Barry Caldwell were elected to the (1) year terms.

Adjournment

A motion to adjourn the Gabriel's Overlook Annual Membership Meeting at 8:55 p.m. was made by Michael Mault, and seconded by Chris Franklin. The motion carried.

Organization Meeting

Joe Hrbek called the meeting to order at 8:58 p.m., Joe Hrbek, Michael Mault, Michael Pazienza, Barry Caldwell and Chris Franklin were in attendance. The main purpose of this meeting was to elect officers of the Corporation for the coming year. The Board elected:

- 1) President: Joe Hrbek
- 2) Vice President: Michael Mault
- 3) Treasurer: Chris Franklin

The Secretary position is vacant.

The Board adjourned the Executive Session at 9:00 p.m.

DRAFT