Tejas Trails Neighborhood Association

Board Meeting Minutes

Date: June 10, 2025

Call to Order: 6:15 pm

Adjourned: 7:30 pm

Board and Committee Representatives Attending

President - Andy Dollahite

Treasurer – Ginger Arnove

Beautification/Landscaping - Angela Miller

Board Member Reports

President:

1. 217 Yuchi Trail - This property was built in 2010, and a sale is presently pending. Our board was notified by email correspondence May 19, 2025, by Chase Rutledge, a real estate agent representing the buyer. Part of their diligence has included a recent property survey and this indicates that there was a 15-foot violation of the original building covenants for Tejas trails (established 1976). Mr. Rutledge was requesting our neighborhood Association assist in a variance with the city. I corresponded June 9, 2025, by telephone and explained that, as a neighborhood association, Tejas Trails would not be involved in securing any variances. That this house was built so many years ago, I offered there should not be a neighborhood issue or opposition. Details were discussed with agreement.
2. Presidents paragraph - With the passage of this evening's previous months minutes which include the new standing policy involving

social media and potential concerns, I shared that I will plan to provide a Presidents paragraph outlining this new policy for the website.

We also discussed my recommendation that all standing policies of the Association be available through the website for transparency and their awareness. In the absence of several board members this evening, this will be tabled and brought forward at the next meeting.

3. Verna Trail N. tree removal - A posting of the Association Facebook page recently highlighted trees that were cut down on Verna Trail and associated concerns. This was performed by Oncor and likely represents electrical access to the new homes to be built on the west side of Verna Trail immediately north of Stubbs. Information, no action.

4. Potential liability exposure -Follow-up information is provided following legal consultation regarding the sexual offender registrant who is now a Tejas Trails resident. At the previous board meeting, we discussed potential concerns around unclear duties or responsibilities of the Association leadership, and defamation concerns that might have been incurred by an individual posting this sensitive information on the Association Facebook page. Tonight, I shared legal advice that includes:

    a. The responsibility of notification falls to any sexual offender directly with the police when they move into or from a residence
    b. The police may use their discretion to notify schools, neighborhood associations, churches, or other organizations dependent upon their degree of concern
    c. an association like Tejas Trails would be entitled to notify a security officer or other agents that might provide security for the Association, if employed
    d. there specifically is not a duty of our Association board to notify neighborhood residents, and
    e. individuals who post in social media forums put themselves at individual risk for civil suits of defamation or slander

This information is provided, discussed, accepted, and no further action is planned.

5. Traffic calming – previous concerns that florescent striping might be necessary with the new traffic calming measures was raised by 1 of the residents on Verna Trail. Presently, the measures have been striped with white paint. At present, no further action is recommended yet this situation will continue to be monitored.

Treasurer:

Our new treasurer, Ginger Arnove, is gathering information from Tom Chancellor and transitioning it into her new role.

Ginger will also be coordinating with Christi Vennel the use of Square and other membership-related activities.

Standing Committee Reports

Beautification:

Angela will follow through with discussions around sponsorships with Color Crop and Silver Creek Materials for new residents.

New Business

Upcoming quarterly meeting

- Guest Speaker – Macy Hill invitation
- New resident introductions

Meeting agenda to be sent out before board meetings

New Resident Welcome Initiative

- TTNA information
- First year Association dues waived
- Invitation to meetings, activities, and general Association participation
- Area resources
- Business discounts from participating area merchants?

- TTNA business resources available from established residents

Fall Activities

- Neighborhood Night Out
- Halloween Trick-or-Trunk?
- Kite flight cookout?
    - September, November
        - Before Thanksgiving
- Holiday Party – early December, Sharon Loveall hosted in the past

Old Business

- Chuck Wagon Church – nothing new
- Oncor power outages - nothing new
- Oncor power lines ad tree trimming - nothing new
- Cement Batch Production site - nothing new
- Solid Rock AT&T tower - nothing new
- Association Directory – wip?
- Resident Welcome Initiative - wip
- Yuchi and Kiowa Traffic Calming Measures - wip
- Traffic Calming Measure fluorescent striping request – on hold

Action Items

1. Angela
    a. Color Corp contact
    b. Silver Creek contact
2. Ginger
    a. Tom Chancellor and information transition
    b. Christie and Square
        i. Direct from TTNA checking account
3. Christie
    a. Signs
        i. New or old restored
    b. Welcome Resident Initiative
        i. TTNA information

        ii. Area resources
        iii. Business discounts from participating area merchants?
        iv. TTNA business resources available from established residents
4. Hollie
    a. City update of new TTNA officers
    b. Speaker invitation to Macy Hill
5. Amanda
    a. Graham Stiles
        i. New resident movement activities
        ii. Coordination with Welcome Resident Initiative
6. Andy
    a. Presidents Paragraph – web page
    b. Standing Policy website posting
        i. Coordination with Christie
    c. Board meeting agenda sent prior to meetings

Next meeting – Association Quarterly Meeting, June 10, 2025