

AGENDA
October 22, 2025
4th Quarter Board Meeting

1. Call to Order

The meeting was called to order at 6:05pm by President Lee Caufield. Board members Nellie Williams, Lisa Boyd and Timothy Bierce were present.

2. Review and approve Minutes from Directors Board Meeting on 7/23/2025

A motion was made and carried to accept the minutes as recorded.

3. 4th Quarter Financials

Bill Jones gave a detailed summary of the status of the HOA financial summary as of 10/22/2025. Copies were attached to the meeting invitations to the members of the HOA.

4. Open the floor to Members of the Association to address the Board of Directors on non-agenda items (Limit 3 minutes, no repeats)

Two Members addressed the Board regarding a home and landscaping at the west Amity Rd. entrance to the community, President Lee Caufield discussed the landscaping boundaries at the two Amity Rd. entrances, and the discussion of the home was carried to item 7 on the agenda.

Member addressed the Board regarding ARC Committee appointment, President Lee Caufield explained the process of appointing members to the ARC.

Member discussed the "Flock" system, President Lee Caufield agreed the board would evaluate the cost of this system.

Member expressed concern for the debris in our community roadways, President Lee Caufield agreed the Board would evaluate the cost and feasibility for periodic private street sweeping of the neighborhood roads.

Jim Franz of the Salado Fire Department was given the floor to briefly discuss the upcoming election for the sales tax increase for department funding that would affect the community.

5. Brief Update National Night Out Event

The Board reviewed the success of the National Night Out Event that took place.

6. Discussion/Action on addendum definitions for Amity Estates Policy Manual (see Attached documents)

President Lee Caufield presented and discussed the amended proposed definition updates of "Annoyance/Nuisance" within our governing documents. A motion was made and carried to accept the amended definition updates as written.

7. Discussion on downed fence at Few Oaks Dr. and Green Creek

Bill Jones provided an update to the Board and Members on the situation.

8. *Discussion/update on movement on pocket park in the area of the Day Drive Sump-pond*

Bill Jones provided an update on the engineering delays at the sump pond. Decisions need to be presented and made regarding the water shed of the pond, changes to the inlet and outlet may be required.

9. *Discussion/update on the current status of 1670 signage electric install/lighting*

A search for a replacement contractor to complete the job is being conducted. Temporary solar lights were installed at all four signs on FM1670 to provide light in the interim.

10. *Discussion/Action on debris at south end of Day Dr.*

Members of the HOA agreed to remove the debris that was left at the south end of Day Dr.

11. *ADDED – Appoint members to the ARC.*

President Lee Caufield and the Board appointed Jason Petty and Chad Welch to the ARC.

12. *Motion to Adjourn*

The meeting was adjourned at 8:57pm.

Timothy Bierce – Secretary

On October 22, 2025