



2019 TSHOA Board

President	Nate Endsley
Vice-President	Dan Isenhower
Secretary	Stefani Zolper
Treasurer	Lisa Whittle
Director	Brett Dieterich
Director	Sue Boyle
Director	Kelly Hobdy
Director	Jan Vargas
Director	Sarah Grantham
Director	Jared Long
Director	Braon Moseley
Director	Tony Garrant
Director	Vernell Thompson
Director	Nancy Napolitano

Jon Koonce has tendered his resignation for the remainder of 2019. We appreciate his time on the board.

Annual General Meeting: October 16, 2019

It was great to see the large attendance at our annual meeting. As an entirely new board this year, we appreciate everyone's patience as we continue to work for the better of our membership.

Ballot Results

The elected 2020 Board will be Sue Boyle (Pres), Dan Isenhower (Vice-Pres), Lisa Whittle (Treasurer), Stefani Zolper (Secretary), Brett Dieterich, Kelly Hobdy, Larry Jolly, Jan Vargas, Jared Long, Sarah Grantham, Tony Garrant, Vernell Thompson, Nate Endsley, Nancy Napolitano, and Mark Richardson.

Approval of 2020 Budget **Passed** 62 Yes 17 No
Approval for up to \$ 4000 for Bylaws and Reserve Study **Passed** 63 Yes 16 No

Thank you to Sarah Eickenhorst and Debbie Brown for tallying the ballots at the meeting so that Stefani Zolper could present and record for the 2019 general meeting minutes.

With the passing of the \$4000 by membership, the board will have an attorney specialized in HOA law drafting our updated bylaws. It is the goal of the board

to update our bylaws with best practices, updated state laws, and legal recommendations that will allow for an effective HOA that protects the integrity of the neighborhood and property values for all. The board will provide periodic updates on this progress via the Tonkawa Springs website. Remember no new bylaws will go into effect until voted by membership!

The reserve study is underway. Our TSHOA Treasurer has walked the property with Texas Reserves and provided the requested information. This should be completed by the end of the year so that we can provide the results to membership at the beginning of 2020.

During the general meeting, the 2019 Board provided an update to membership regarding an ongoing deed restriction violation by a resident. The board notified membership that in order to continue to enforce and work towards a resolution additional funds would be needed for legal services. A motion was made on the floor by Nate Endsley and seconded by Sue Boyle that TSHOA would spend no more than \$ 10,000 from the general account. The vote results from the meeting:

With Proxy **Passed** 41 Yes 13 No
Proxy Excluded **Passed** 30 Yes 13 No

Update to violation: Board members and neighbors attended court the week of November 4 for arguments to be presented by each side. The judge denied the request for an injunction. Given the budget approved for this matter and to be good fiscal stewards, the board will not proceed further with this matter at this time.

Next Board Meeting: Last One of 2019

The next scheduled board meeting will be at South Star Bank on Dec 10 at 7pm. The only items on the agenda will be YTD fiscal reporting, ACC and Social Committee updates, and board transition.

We need YOU! It is time to sand and paint the 3 benches located on the tennis courts. Paint will be provided. If interested, please email treasurer@tonkawasprings.org

ACC Reminder ACC email: acc@tonkawasprings.org

The purpose of the ACC, per our bylaws and deed restrictions:

- To protect the deed covenants and oversee and promote adherence to deed restrictions
- Compile and present complaints to the board
- Review requests for variances to the deed restrictions and make recommendation to the board

The ACC would like to remind everyone that we are your neighbors, and here to help protect everyone's property values.

The 2019 Annual BBQ Review

The 2019 BBQ is in the books. All had a great time as the neighbors visited and enjoyed the great food. This year we decided to take advantage of some of our talented cooks that reside right here in our neighborhood. Thank you to Braon Mosley who cooked his award winning chicken for us. Also thank you to Ryan Grafe, and his friend Jeff, for the outstanding brisket and sausage they cooked for us on that very huge BBQ trailer. You gentlemen certainly contributed to the ambiance of our neighborhood, as well as serving tasty BBQ. We also had many entries for the dessert contest. Thank you all for contributing your tasty treats.

Our top three winners of the dessert contest are:

3rd Place— Kathy Oltmanns with her Cream Cheese Brownies

2nd Place—Wanda Kokel with her Turtle Carmel Cake

1st Place— Sally Zimmerman with her Apple Dump Cake

We started a new tradition this year and collected jars of peanut butter at the BBQ and at the Halloween Boo-Fest. All will be donated to our local food bank. Thank you to all who donated!

Thank you to all who worked to make the 2019 Tonkawa Springs BBQ such a success. We look forward to next year!

Our Commons Area

Thank you to our neighbor, Jeff Thomas, for helping to repair our light. We appreciate your help getting the light to shine again at the tennis courts. Neighbors, if you see something needing repair or have a question about our commons area, please do not hesitate to contact our board at board@tonkawasprings.org

Yard of the Month - Check out the designated winner on our 'Events' page of the website. You could be next!

Our deepest condolences to the family of Grayce Broadway, a long-time resident of Tonkawa Springs, who passed away in October. Please keep her family and friends in your thoughts during this difficult time.

Mark your calendars for December 7: Cookie Exchange

A new neighborhood holiday tradition is beginning this year! We will be having a Cookie Exchange in the Tennis Court area on Saturday, December 7th around 3pm. Remember to bring 4 dozen home-made cookies and copies of your recipe to share with your neighbors. On your recipe be sure to note if one of the ingredients is ***NUTS** for our neighbors who are sensitive to them. Cookies that can be frozen or will last through the holidays will be best! You will want to bring an empty cookie container to collect 3 dozen cookies of your neighbors' homemade treats. We will provide a dish to crumble a dozen of your cookies for neighbors and judges to taste. Prizes will be awarded and hot drinks will be served. In the event of rain, the exchange will be moved to DD Goodman's home at 1800 Lost Springs. We hope you will join us as we spread a little holiday cheer!

Bringing back tradition: Christmas Eve Luminaries!

We are bringing back a longstanding neighborhood tradition this holiday season. On Christmas Eve, we will be placing luminarias along the neighborhood streets and in the cul de sacs. The luminarias, also known as farolitos, meaning "little lanterns" will be battery powered this year and will be set out late in the afternoon on December 24th. Luminarias signify a festival of lights, a true celebration of the season. Please remember to pick up and dispose of the luminaries the next day. We hope you will enjoy this very special event!

Thank you to our Local Volunteers!

Girl Scout Troop 803, a combination of Brownies and Juniors attending Old Town Elementary and surrounding elementary schools worked to earn their Girl Scout Way badge by "leaving a place better than we found it." The girls had a great time and enjoyed cleaning up our community park. They were quite a team! In addition to cleaning up and mulching the crepe myrtle beds, they picked up sticks in the park and zip-tied the netting in the tennis courts. We can't thank this troop enough for their hard work!

Tonkawa Springs Directory

As of October 2019, all directories have been provided. Thank you to Phil Ryals and Juan Vargas for their help. Please remember we cannot provide accurate information unless you tell us. Thus, if you notice an error or would like to update your contact information, please contact our TSHOA Treasurer at treasurer@tonkawasprings.org

For the latest information go to <https://tonkawasprings.org/>