



**Rustling Oaks Estates**  
Property Owners Association™

**MEETING**

**LOCATION:** Lakeside Methodist Church  
515 FM 416 Streetman, TX 75859  
& Online ZOOM Meeting

**DATE:** March 16<sup>th</sup>, 2024

**TIME:** 9:30 am - 11:30 am

## QUARTERLY ROEPOA BOARD MEETING MINUTES

### In-person Attendees:

Richard Sucre (*Board President*)  
Jim Olk (*Treasurer*)  
Denise Mata (*Secretary*)  
Diane Foster (*Board Member*)  
Brenda Jones (*Board Member*)  
Alan Mayer (*Board Member*)  
Lori Ronalder (*Board Member*)  
Richard Coker (*ACC Member*)  
Mike Norris (*ACC Member*)  
Mark Foster  
Andy Jones  
Tim Mata  
Mary Mohl  
Tim Mohl  
Steve Nichols  
Shirley Norris

### On-line Zoom Attendees:

Dan Plume (*Board Vice President & Road Committee Member*)  
Mike Stotler (*ACC Member, Road Committee Member, & Website Coordinator*)  
Patrick Moore (*Road Committee Member*)  
Ann Stotler

### I. OPENING REMARKS

- Richard Sucre called to order the quarterly ROEPOA meeting at 9:37am on March 16<sup>th</sup>, 2024.
- A big thank you was given to our outgoing Board President, Steve Nichols, and the rest of the team who were able to make significant progress on our Rustling Oaks roadways!
- The website is looking good and coming along. Thank you to Mike Stotler for taking that on! Mike was asked to talk about the ACC, but he deferred until later in the meeting, as per the agenda order.
- Richard emphasized that we are a community and that this is the POA's board. We volunteer our time and services for the group to make this what the POA community is asking for while adhering to state bylaws and property covenant guidelines.
- Guest speaker, Eddie Moore, was running late so the introduction of new board members is moved up on the agenda and Richard asked each board attendee to introduce themselves and share what they would like with the group.

## II. INTRODUCTION OF NEW BOARDS MEMBERS

- Richard Sucre, *Board President* said he's probably best known in the community as the brush pile pusher up guy.
  - Dan Plume, *Board VP*, apologized for not being there in person as he is dealing with a personal issue.
  - Jim Olk, *Treasurer*, hopes to be moving in full-time on Loper by May or June.
  - Denise Mata, *Secretary*, first time on the board but have been a property owner >10 years, on Russell Pl.
  - Diane Foster, *Board Member*, has been on the board for 3yrs as outgoing secretary.
  - Alan Mayer, *Board Member*, living full-time on Loper and 5 years retired.
  - Lori Ronalder, *Board Member* I moved to Rustling Oaks in 2021. Live full time on Emmons Circle. Previous Board member.
  - Brenda Jones, *Board Member*, new to the board and living in Emmett's old house and actively working on renaming Nettle Road to Emmett's Ways. Rustling Oaks POA unanimously approved a road signage change from Nettle Road to Emmett's Way on October 17, 2023.
  - Wayne Bradshaw, *Board Member*, unavailable due to prior planned family commitment.
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## III. TREASURER'S UPDATE

- Jim Olk presented the treasurer's report, which includes ROEPOA budgeted items for 2024 and revenue vs. expenses already received/paid as of Jan. 1, 2024, thru March 1, 2024. He stated that he did not create the report and was provided to him from the former treasurer, Helen Dickey. **See attachment - 1.**
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## IV. INTRODUCTION OF ROAD COMMITTEE

- Dan Plume is happy to introduce **his talented and diverse team** with expertise in engineering, construction, etc. to address the ongoing road concerns and upkeep. Dan Plume along with Mike Stotler, Charles Nichols and Patrick Moore are the road committee team members.
- The **Mission for the ROEPOA Road Committee** is to **(1)** establish efficient & effective maintenance program, **(2)** explore ideas for improvements, **(3)** predict and forecast projects and costs, **(4)** make recommendations to the Board, **(5)** communicate with the ROEPOA community & share the value of why they're doing these mission items.
- Dan has done a personal inspection on the 3.5 miles of Rustling Oaks roadways and believes that the **chip-seal lifespan, of the 7-years max, is likely unrealistic** for the 2022-2023 road surface project. Chip-seal has a typical 5-7-year lifespan. Tim Mohl also agreed that it is not as pretty as when it was first done and that the repairs done to date haven't held up.
- The 2022-2023 road surface **chip-seal 2-year warranty** ends this **winter (2024)**. The optimal approach is to have repairs done in the warmer weather such as October. The road crew may need to come out sooner for problem areas. May have contractor come in April too, *(tbd)*.
- Patrick Moore will be firming up the **re-surfacing phase dollar estimate** in the months to come. (It is projected at \$193,882 in today's dollars.) Steve Nichols asked on how the number was derived and believes this dollar figure is low. The thought is to also do this step asap since the roads are continually deteriorating. If we wait until 2030 the cost increases to \$255,000 (based on the \$193,882 current day evaluation) at a 4% inflation rate.
- If the resurfacing is not done in a timely manner the roads will return to their former dusty condition.



#### IV. INTRODUCTION OF ROAD COMMITTEE - CONTINUED -

- **To leverage the chip-seal 2-year road work warranty** the team will continually monitor the "potholes and breaking away areas", thru early 2025. Assessing in May 2024 (during the early TX warm weather month), road quality and consider repairs asap especially if trouble areas are enlarging. Another follow-up assessment again in early fall and have repairs done in all areas before cold weather. The final assessment to be done in December 2024. The main goal is to have all repairs done in the warm months ideally in May or shortly thereafter and that they hold up for the duration of the 5-7-year lifespan and ready for the re-surfacing phase.
  - **Road work funding review** if we wait to resurface in 2030, the road fund future balance is estimated at \$51,000 (in 2029) which has us at a shortfall of \$191,000 (@ 4% inflation rate). A networking and messaging campaign will be addressed and presented this year to inform the community of the next re-surfacing phase as well as the continuance of ongoing road assessments.
  - **Other Road Issues:**
    - (1) Weed control - committee will address and organize an herbicide team, assign areas of spraying and timing, (ideally in late spring) and purchase agreed on herbicide.
    - (2) Signs - conduct trial with existing signs. Avoiding the added expense of purchasing signs and just re-distribute current signage in more strategical layout throughout the community.
    - (3) Speed bumps - how effective are they and are they universally supported? Some members have commented that it doesn't slow down out of community offenders, and others with medical conditions are also against having them on our roads as it aggravates their ongoing conditions.
  - An ongoing priority will be having the community helping the committee with fundraising for the future construction re-surfacing loan.
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#### V. INTRODUCTION OF ACC MEMBERS

- Mike Stotler, named the three-member team of the ACC which includes himself, Richard Coker, and Michael Norris.
  - Mike then mentioned that Kodiak has taken down two trees, and they are waiting for them to dry out before they move them over to the burn pile.
  - The burn pile is on Kodiak property, and they allow Rustling Oaks Estates POA members to use it for **woody vegetation only** burning. This is NOT a dump!
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#### VI. UPDATE ON WEBSITE

- Mike Stotler, worked with Sher Perras, who still helps from time to time. Most of the work going forward is completed by Mike and he asks for your patience as he's learning as he goes.
  - Please email him with any website requests; [mstotler@rustlingoaksestates.org](mailto:mstotler@rustlingoaksestates.org)
  - Setting up property owners with ROE account is proving questionable and can be a little difficult.
  - All those in attendance expressed their appreciation to Mike for all the hard work done on this website revamp. The website is in good hands under Mike's watch!
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## VII. GUEST SPEAKER: EDDIE MOORE - COUNTY COMMISSIONER, PRECINCT 3

- Richard Sucre introduced Eddie Moore who is Precinct 3 Commissioner for Navarro County. Mr. Moore was asked to give an update on SE County Road 2350 progress: the county roadway before entering/leaving Rustling Oaks.
- Eddie shared that he has held this position with the county for seven years, he's still learning and looking for helpful advice on doing the best job possible. He comes from a farming background and finding the government bureaucracy very tedious and slow.
- The ARPA (America Rescue Plan Act) funding deal has come through. Money has been reserved for the SE County Road 2350 restoration. The patching is not effective enough and as a result Eddie is recommending the whole road be scraped down then apply a 2-inch-thick overlay, fix the culvert dips near FM-416 and all this to be completed in 2024.
- The next step is to have the county auditor's approval before putting together the specs for a bidding process. This approval is required for any work projects that exceed \$300k. Terri Gillen, the county auditor may need to be contacted directly by the citizens/other POAs to help get to the specs/bidding process step asap:
  - Terri Gillen, Navarro County, TX Auditor  
Address: 300 W. 3rd Ave, Suite 4; Corsicana, TX 75110  
Phone: 903-654-3095 // Fax: 903-654-3097  
<https://www.co.navarro.tx.us/page/navarro.County.Auditor>
- Terri Gillen reports to the District Judge, who is an elected official, and may help in getting the auditor's approval for the CR 2350 road work.
  - The Honorable James Lagomarsino (R); District: 13;  
Entered Office: 01-01-2009 and has won his 2024 re-election bid for 4 more years  
Mailing Address: P.O. Box 333; Corsicana, TX 75151  
Office Phone: (903) 654-3020 // Fax: (903) 875-3939  
<https://www.co.navarro.tx.us/page/navarro.District.Court>
- The allocated funding will remain with this project regardless of the year the work commences. School busses and mail routes take priority when assessing roads and bridges prioritization within a precinct.
- If the community is not getting the results for their high property taxes than contacting the county auditor and/or district judge might help to resolve any issues.
- The major causes for road deterioration are temperature and moisture. Three feet either side of the roadway would ideally be gravel and free of any vegetation. Sealing road edges would be ideal. County does not have a set of standards which means Eddie will check TxDOT website for recommended specs to aid in the bidding process.
- Eddie has stated that property taxes have been lowered year over year for the past three years, but the property appraisers are increasing the property values year over year, so tax amounts remain consistent for the landowner. Unfortunately, the appraisers earn a commission on the property taxes collected so their incentives are to keep increasing the property values.
- The commissioner's budget is set and 40% is allocated to payroll and benefits which cannot be touched. The cost of supplies such as culverts have doubled, haulers are more expensive due to increased fuel prices, and the cost of roads and bridges maintenance is becoming even more difficult. Eddie cannot get approval for a roller expenditure.
- 150 to 200 feet of asphalt will be paid for by the federal government, but will they have asphalt in stock is another area of concern when road repairs begin in the summertime when every nearby road construction group needs these same supplies.
- Eddie shared that CR 2350 is a top concern for him (which can be easily compared to CR 2390 which is of lesser priority) and this is why the brush cutting severely trimmed back the encroaching trees along the road this past fall.

**VII. GUEST SPEAKER: EDDIE MOORE - CONTINUED -**

- Other items brought to Eddie Moore's attention were:
    - trash dumping which he takes care of when notified.
    - animal control and the dumping of animals, they only have \$3K/yr. to deal with this ongoing and ever-increasing number of abandoned animals.
    - county not approving expansion of Wi-Fi options in the area, such as Windstream. Fiber optics is installed on FM 416 and Rustling Oaks even in 2025 is not on the plans for fiber optics expansion. Navarro county decides where the Wi-Fi expansions are done, and Eddie will ask the judge about this.
  - Richard Sucre thanked Eddie Moore for his time, insights and work done to date that helps our POA and future road work to be done soon for our CR 2350.
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**VIII. 2024 BOARD FOCUS ITEMS**

- Richard Sucre agreed to hold Eddie Moore to his discussed 2024 timeline for fixing the 2350 CR road off FM 416, including the varying dips near the stop sign. He mentioned that getting additional POAs involved in an email campaign to the elected Judge & Auditor that have approval power over Eddie's work proposals and timelines, may help to get things moving a little quicker.
  - Front entry esthetics was brought up and it's unclear if that falls under Kodiak's property. Mike Stotler and Steve Nichols both agree that the entrance road is under Rustling Oaks ownership. Richard Sucre has reached out to Trey Jordan and left him messages twice and no return calls to date. Others in the meeting agreed that was typical of Trey and that you need to reach him directly or contact John Holler to get a timely response from the developer, Kodiak TJ LLC.
  - Mike Stotler has said that Kodiak when contacted are good about cleaning up their lots.
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**IX. OPEN DISCUSSION, POA MEMBERS**

- Mary Mohl addressed the retaining wall near the blue house has potential hazard issues and that the concrete spillway near there is overgrown.
  - Mary also mentioned that there are two properties on Clark that haven't been mowed. She agreed to get in touch with Mike Stotler, ACC member, on the un-mowed lots, retaining wall, and overgrown spillway.
  - Lori Ronalder, gave an update on the grant from Freestone County to Winkler Water which was used to purchase a brand-new generator and that it had been installed recently next to their office on Loper Circle.
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**X. ADJOURNMENT**

- Richard Sucre said the next quarterly board meeting will be in June 2024. Date/timing/location is yet to be determined. He proceeded to close the meeting at 11:17 am.
  - Mark Foster, second the adjournment and Mary Mohl was third to confirm the closing of quarterly ROEPOA meeting. Meeting was adjourned.
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ATTACHMENT - 1: TREASURER'S REPORT

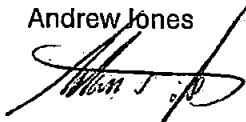
<b>Rustling Oaks Estates Property Owners Association Inc.</b>				
<b>Treasurer's Report - March 1st 2024</b>				
	Budget as Adopted for 2024			2024
	Operating Account	Road Account	Total	YTD thru 3/1/24
Projected Ending Cash Balance 12/31/23	25,871	69,455	95,325	.
<b>Revenue:</b>				
Annual Assessment Master Road Plan		50,000	50,000	500
Membership Dues	25,500		25,500	3,783
Member Transfer Fees	4,500		4,500	375
Construction Fees		8,000	8,000	2,805
Late Fees	700		700	
Lien Filing Charges	100		100	
<b>Total Cash In</b>	<b>30,800</b>	<b>58,000</b>	<b>88,800</b>	<b>7,463</b>
<b>Expenses:</b>				
Master Road Plan Expense		10,000	10,000	
Master Road Plan Loan Payment	15,980	42,200	58,180	15,845
Insurance-Liability D&O	1,000		1,000	895
Mowing	5,600		5,600	
Zoom Subscription	250		250	169
QuickBooks Subscription	350		350	337
Flags	200		200	
Utilities	400		400	44
Bank Charges- ROEPOA Stamps	-		-	25
Room Rental for Meetings	200		200	
Printing, Postage, Office Supplies	200		200	
Office/General Administrative	200		200	39
Website Development/Hosting Subscription	200		200	
Annual Review of Books/Records	400		400	
Bookkeeping Services	1,200		1,200	
SOVFD Annual Donations	100		100	
Uncategorized Expense	-		-	1,526
<b>Total Cash Out</b>	<b>26,280</b>	<b>52,200</b>	<b>78,480</b>	<b>18,879</b>

April 3, 2024

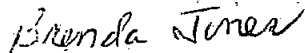
Andrew and Brenda Jones have no objections to the changing of Nettle Rd to Emmetts Way in Rustling Oaks Subdivision. We are the owners of 4002 Nettle Rd. Trey Jordan of Kodiak TJ LLC owner of the only other two homes on Nettle Rd also had no objections. (See his letter) Both letters have been presented to Planning and Zoning of Navarro County. All current owners on Nettle Rd wish to move forward with the changing of Nettle Rd to Emmetts Way.

Thank you

Andrew Jones

A handwritten signature in cursive script, appearing to read "Andrew Jones", written over a horizontal line.

Brenda Jones

A handwritten signature in cursive script, appearing to read "Brenda Jones", written below the printed name.

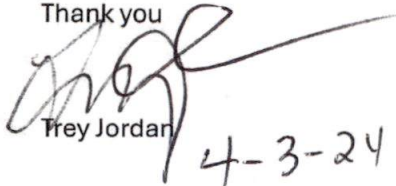
5-2-24

April 3, 2024

I Trey Jordan with Kodiak TJ LLC (developer of Rustling Oaks Subdivision) have no objection to the changing of Nettle Rd to Emmetts Way in Rustling Oaks. Kodiak TJ LLC currently has two vacant homes on Nettle Rd.

4003 and 4005 Nettle Rd.

Thank you

A handwritten signature in black ink, appearing to be 'Trey Jordan', written over the printed name.

Trey Jordan

4-3-24