

North Fort Worth Alliance
Meeting Minutes
Fellowship of the Parks Church
March 19, 2011

The meeting was called to order by President Colleen Demel at 9:01am.

Colleen began the meeting with an update on the status of new hospitals in our area. HCA will not be doing a full service hospital at this point. Phase 1 will be a hospital ER. HCA rep is thinking they'll open in November 2011. Phase 2 will be doctors' office buildings because they don't believe there are enough specialists out here at this point to justify a full service hospital. No timeline for Phase 2. Phase 3 would be a full service hospital.

Texas Health is still opening a full service hospital.

The city is interviewing for a new Traffic & Public Works director with the retirement of William Verkest. They want to hire before the elections. However Shirley Gansser mentioned that the new mayor and council will fill the city manager job that is open after the elections.

Colleen then updated the group on street repairs. Regarding premature street failures, the City was due to start on several roads in Villages of Woodland Springs and Harvest Ridge in January. The contracts were pulled due to contractor issues and have not gone back out to bid yet. Shirley mentioned that it was ruled that the city was at fault due to poor specification and lack of inspection but was reversed on appeal that the developers were at fault. Colleen said the matter is now in arbitration. Shirley mentioned that the contractors who built the original roads are no longer in business.

I-35W funding was next on the agenda. A funding mechanism called a comprehensive development agreement (CDA), that could fund I-35W expansion, is about to expire in August 2011. There is currently no funding for 35W but there is for the North Tarrant Express. We have been asked to write letters to our elected officials to reauthorize comprehensive development agreements (CDA). SB 1017 & HB 1941 will address the CDA requirements. Go to www.35wcoalition.com to view sample letters to send. Sarah Grimes also mentioned that we can also write the district 12 rep for TxDot.

On a related note, Colleen mentioned the Heritage HOA will be sponsoring an

informational meeting on I-35W funding on April 12 at 6:30pm at the Heritage Church of Christ on Heritage Trace Parkway.

Colleen's final topic of discussion was legislation related to HOA's. 8am Monday morning Charles Wray said there is a hearing to change the bill exempting HOA's. Shirley mentioned the TCCA and Texas Association of Builders both came out in favor of judicial foreclosures. Shirley said the only thing judicial foreclosures will do is increase the cost to the HOA to foreclose on homeowners who are delinquent on their dues. Texas Neighborhoods Together is recommending that before anything goes to foreclosure the HOA rep needs to make face-to-face contact with the homeowner to determine the reason for being past due on their dues. Safety of the rep was brought up as an issue as well as the need for a script to keep the HOA on solid legal footing. Another solution Charles mentioned that has been discussed is to have the constable serve the homeowner. There is a cost associated but Charles mentioned it is cheaper than judicial proceedings.

Charles mentioned that some lawyers in Texas are starting to contact mortgage companies when the HOA plans to foreclose and some banks that use future events clauses in their loans are making the payment out of the mortgage to avoid the HOA foreclosure.

Colleen mentioned there is a lot of "green" legislation being introduced for review in Texas this year.

Bill Lebo brought up a topic that came up at his HOA annual meeting. His HOA believed they were responsible for brick walls and a wooden fence along a road along the edge of his subdivision. It turned out that the wooden fence was not in their covenant. He said HOA's should compare the legal deeds to their HOA covenants to make sure they have the legal right/requirement to repair/improve fences.

Colleen adjourned the meeting at 9:59am.

Communities represented at September's meeting:

Heritage - Rob Beauseau
Sunset Hills - Jerry Betts
Coventry Hills - Sarah Grimes
Woodland Springs - Shirley Gansser
Trace Ridge - Bill Lebo

Other attendees:

Charles Wray - Premier Communities

Respectfully submitted,

Rob Beauseau, Secretary