

Response/answers to critical questions raised during the 12-July-22 Community Board Meeting. Primarily addressing the Louetta fence issue and path forward. Please note, answers to questions 2 through 4 was information given by previous board members.

1. Will the board initiate a capital reserve study to ensure an accurate statement of assets, and determine the health of the reserve fund? (This could be quite important when understanding where fence funding could be or could not be coming from, prior to any type of vote being conducted)
 - A. The board will research to understand the cost, timeline, and information that would be gained when initiating a capital reserve study. We will then determine if this is a value-added and needed activity.
2. Why did the previous board choose to extend the height of the fence upwards from 6' to 8'?
 - A. After the expansion of Telge, the road noise increased noticeably. Several fence companies stated that a higher fence would offer some sound abatement.
3. Why was the Telge Rd. fence wrapped around to include 300' onto Louetta Rd.? Did either of the residents affected by the wraparound contribute to paying for any portion of the fence?
 - A. Information handed down from several people over time all agreed to an understanding that the exterior fence that had a "top cap" belonged to the community. It was remembered there was a plat that showed the community owned properties, fence, common areas, etc and the plat matching the "top capped" fence. So, the 300ft part along Louetta was replaced to maintain uniformity of the community-owned fence. There were/are two perimeter fence styles and that "top cap" to the fence was a clear and obvious distinction to the other fence style along the community perimeter. Since it was understood that the top cap fence was community owned, there was no basis to ask homeowners to pay for any portion of the perimeter fence.
4. Did Brandon Taylor conduct research on the fence that was used in the board's decision? Understanding he was no longer on the board at the time of the decision. Is that research available?
 - A. Brandon Taylor did research and brought all of the information to the board after stepping down from being president. (He then had the time to do the research.) There was a file folder that contained the original research and quotes. There were 3 quotes for the replacement fence. One quote was for an exact replacement to the original fence. There was a quote for what was decided on and then there was a quote for a 9ft tall, double boarded fence (it is believed). The fence that was approved was done so for the following reasons as it is remembered:
 - 1) Uniformity to the fence across the street along the then completed Louetta cut through from Spring Cypress to Telge.
 - 2) Consensus that a 8ft tall double boarded fence would probably offer some noise abatement. The board decided it was worth the additional cost to offer a possible noise reduction to the new noise level from Telge.

3) The additional cost of the taller double boarded fence was not an excessive expenditure. If records serve correctly, it being a total additional cost of about \$14,000 over the original style for the entire length.

The Louetta Rd fence issue was discussed, but at that time Louetta had not been completed and the board felt that it was not timely to discuss/decide on anything before Louetta was completed. As the board understood it at the time, the community does own and is responsible for sections of fence along Louetta, end of the cul-de-sacs, but not the homeowners rear fences.