

THE BOZMAN BEAT



It's July Already?

The year so far and what's ahead.

2021 has been a busy year for Bozman Farms, and it doesn't show signs of slowing down anytime soon. We started the year with a freak snowstorm, came out of COVID hibernation with the Spring Fling, brought back weekly food trucks, held an annual meeting, opened the pool on time, and revived the (hopefully) annual Crawfish Boil.

And there's so much more to come! Food trucks for the remainder of summer will feature new cuisines, like Greek, Trinidadian, Halal and Cajun. The Bubble Truck will be here for some literal good clean fun, and we're taking the Bozman show on the road to a Rough Riders outing in August. The cornhole tournament returns this fall, Santa will be back in December—out of this truck this time and ready for photos.

There are a few other social events we are considering; such as an outdoor movie, Olympic watching party, football watch party, and an art show. Volunteers are the engine that drives the activity calendar, so if you see something you want to make happen, let your manager know!

Of course the biggest event in 2021 will be the transition election. As of September, Bozman Farms will no longer be controlled by a developer; your board of directors will consist entirely of homeowners. The election is September 14, candidates have until August 9 to get their names on the ballot. More details about this election are on page 2 and on your HOA website at www.BozmanFarmsHOA.org under "Events—Transition".

Check the HOA website often and be sure to subscribe to email news for regular reminders of events and activities. You won't want to miss a thing!

Summer

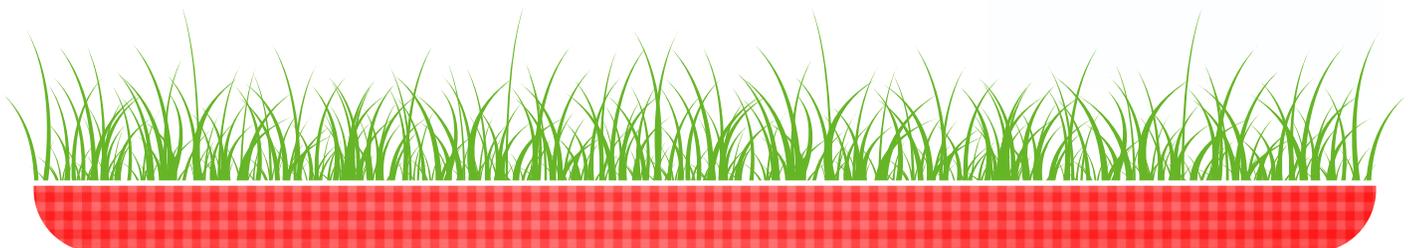
2021

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Upcoming Events

7/21	Tacos, Bites, Beats, Bubbles
8/9	Board candidate packages due
8/17	Rough Riders game
9/14	Transition Election
10/30	Cornhole Tournament
12/4	Santa visits



What:

Bozman Farms Transition Election

When:

Tuesday, September 14, 2021

What time:

Sign in starts at 6:30, Meeting called to order at 7pm

Where:

*Waterbrook Bible Fellowship
507 Thomas
Wylie, TX*

Why:

The purpose of this meeting is to elect three homeowners to your board of directors.

Transition Election

It's been a long time coming, but Bozman Farms is finally ready to transition to homeowner control..

There are two homeowners currently seated on the board: Bryan Tonn and Wes Dorsey. At the transition election, three more homeowners will be elected to replace the seats presently held by members of the development company. After this election, your association will be governed entirely by homeowners.

If you've never attended an HOA meeting before, this is the time to start. Absentee ballots will be mailed to owners in August, but all homeowners are encouraged to attend in person.

Anyone wishing to run for a seat on the board should contact the association manager for a candidate packet. These are due by August 9 in order for you name to be placed on the ballot.

Because there was already a general membership meeting earlier this year, this meeting will be for the purpose of election only. However, there may be time for general questions and answers while the ballots are being counted.

Volunteers are needed to assist with sign in and ballot counting!



Cemetery News

As many of you know, Bozman is home to a small family cemetery, with two grave-stones dating from the mid-19th century. It is located behind Phillip Lane, with access from the walking path behind Wildflower or between Phillip and Denay.

Recently, the Board of Directors had the cemetery inspected with Ground Penetrating Radar and an additional nine unmarked graves were found.

A group of neighbors has come together to clean up the cemetery, remove some fallen and dying trees, place markers on the newly found graves, and provide for the cemetery's ongoing care. This is such a unique feature of the community, one that connects it to the original settlers,



Social Calendar

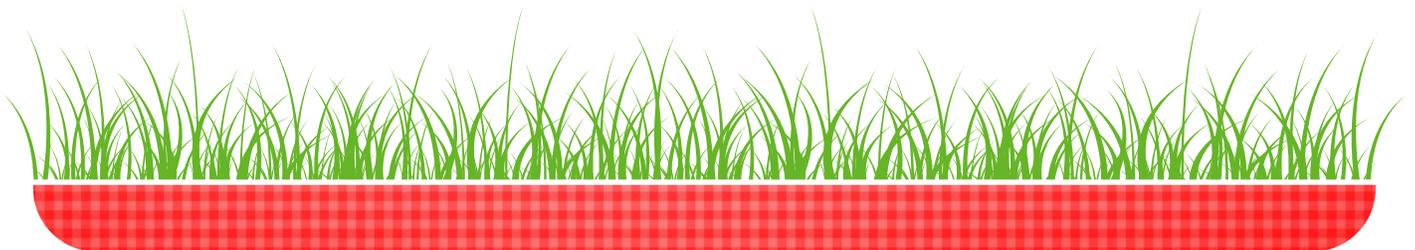
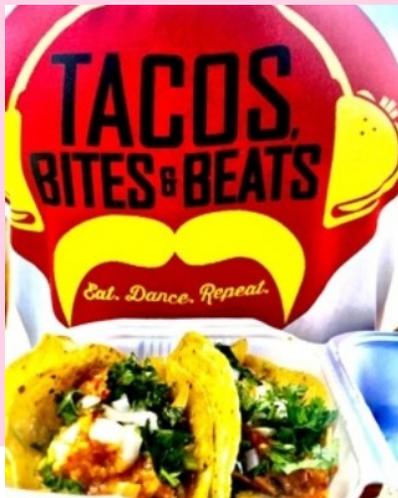
Food Trucks

- July 7 – Greek Girls Food Truck
- July 13 – Halal Mother Truckers
- July 28 – Bake N Shark & Tings (Trinidadian)
- August 4 – Funneled Through
- August 18 – Hungry J's Pizza

All 5pm-8pm at Wildwood Pool

July 21—Tacos, Bites, Beats and
Bubbles!

July 21 5:30-7:30



Cornhole Tournament

Find your teammate and start practicing now. The third annual cornhole tournament is set for **October 30**. Time TBD. Hickory Heat BBQ and It's A Happiest Hour will be on hand to keep you fed and watered while you play, or watch the action.

Santa, Cookies and Crafts

December 4 from 3-5pm

Santa will be back for photos along with a couple of his reindeer pals. Stop by the hot chocolate bar for some cocoa, eggnog or cider and sip and stroll through craft fair.

If you are a Bozman Farms resident with a craft or food related business, you are invited to set up a table or booth during this event! Contact your associa-

Other social events being considered:

Olympics watching party

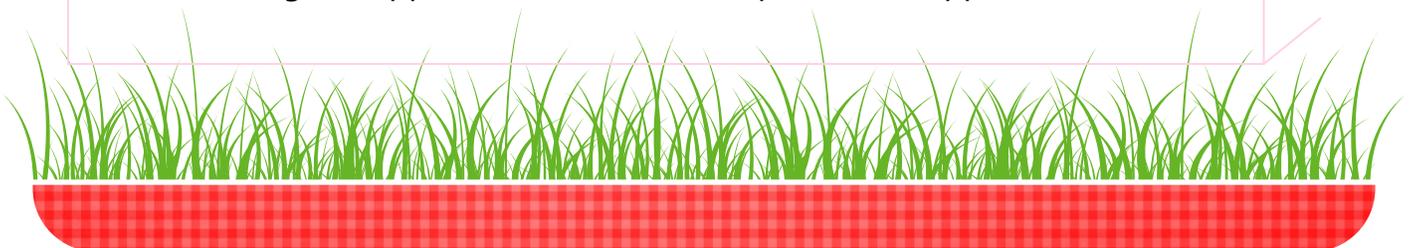
Outdoor movie

Football watch party

Chili Cookoff

Art an photography show

What drives community events is resident participation. If you want something to happen, reach out, and help make it happen!



Pools and Poop and Poop in the Pool

The Board of Directors is considering the installation of security cameras at the pool. The system would have one camera pointed at the gate, and others positioned to cover the pool and poolside areas.

The goal of cameras would be to prevent vandalism, use of the pool during off hours and seasons, and to better address unfortunate incidents when they occur. If installed, appropriate signage will be posted at the pool advising users that cameras are present.

Footage would be available to management and board members, and reviewed when necessary.

Just as a reminder—important pool rules are:

- No unattended children
- Don't throw pool furniture into the pool
- No smoking or vaping
- No alcohol or glass containers
- Bikes, scooters, skateboards etc must be left outside the pool
- Animals are not permitted in the pool area unless they are registered service animals. And no animals, including service animals, can enter the water.

Feces, vomit and blood in the pool are biohazardous waste and must be immediately reported so that the pool can be properly treated. This is a county health department requirement.

Speaking of Feces

If you are someone who doesn't pick up after your dog when you walk it in the community - stop it. Stop doing that.

If your dog pooped in your living room, would you leave it there? Presumably not. If you can pick up after your dog at your own home, you can pick up after it out in the community.

Dog waste is not fertilizer, it takes a very long time to biodegrade, it can make other animals sick, and the bad karma will eventually catch up with you. Pick. It. Up.



We Want Your Input!

Are you an expert in your field? Do you have information you want to share with your neighbors? The Bozman Beat is looking for homeowner contributions. These could be:

- Article about topics relevant to the neighborhood (landscape, home safety, maintenance, cooking, decorating, local history, etc)
- Review of a local business
- Book or movie review
- Photos you've taken in the neighborhood
- Questions for the FAQ &A

Currently the newsletter is published roughly every quarter, but if we have enough content we can publish more often. If you have a suggestion that's not listed here, please let me know! We are also always looking for families to showcase in the Homeowner Spotlight.

Direct all inquiries to: Bthomas@guardianam.com

Rough Riders Game

Bozman Farms is going to the Rough Riders Game!

Tuesday, August 17

Tickets are \$47

We will be watching the game while bobbing the Lazy River, located in the out-field. Ticket price includes BBQ dinner, unlimited nonalcoholic beverages from 6:30 to 8, and use of the Lazy River for the duration of the game.

We have a limited number of tickets—get yours now.

Email bthomas@guardianam.com to reserve your spots and get a link to pay online.



Board Meeting Notice

July 7, 2021, 3pm

Via Zoom

Owners may attend in person at the management office, 1700 Wildwood Lane, or request a Zoom link from the association manager.

AGENDA

1. Call meeting to order
 2. Approve prior meeting minutes
 3. Open forum (for agenda items)
 4. Discuss and approve amendment to bylaws
 5. Discuss and approve updated policies in light of SB1588: Religious display, covenant enforcement hearing, vendor bid process and architectural guidelines
 6. Discuss and approve bids to repair and stain common area fences
 7. Discuss and approve security camera contract
 8. Discuss and approve changes to pool maintenance contract
 9. Update on transition checklist
 10. Open forum (items not on agenda)
- Adjourn to executive session

Executive session

- Review delinquent accounts and approve next steps
- Review covenant enforcement action and approve next steps
- Adjourn

As a member of the association, you are entitled to attend and observe any meeting of the Board of Directors except Executive Sessions. Minutes will also be published for homeowner review.

Because this a meeting for the board itself, the date and time are chosen based on convenience of the board members. Membership meetings, such as the one you will have in September, are generally held in the evening to accommodate member schedules.

The bylaw amendment under consideration is to reduce the quorum percentage to 10%, set the number of board members at a minimum of 5, remove some language that is no longer applicable under state law, and eliminate the need for a nominating committee so that anyone who wants to run for the board can do so. Although the word "bylaw" is often used to describe community rules, it is really a document that outlines how the association is run administratively. Other policies on the agenda are must either be created or amended to reflect recent state legislation.

