

Waterleaf Falls Meeting Minutes for June 21, 2012 9AM

KB Homes 10800 Pecan Park Blvd#200, Austin, TX 78701

Meeting called to order at 9:15 AM by Roger Arriaga. Meeting was called to order at 12:35PM by Roger Arriaga. Present at the meeting were April Miertschin, Roger Arriaga, Tracy Scheele—board member. Weicherts Representatives Attorney George Basham and Samantha Rock-Story from and Alliance Representative, Lisa Haley.

- Review and Approve Previous Month's Meeting Minutes (May 2012) Roger Motioned to Approve the meeting notes with amending changes: 1) Force Mow Letter from George 2) Info on Maintenance Supplies and Office Supplies 3) Banking Info for CD's and 4) Green belt Mowings.
- Review and Approve of Previous Month's Financials (May 2012) Reviewed and Discussed, Approval tabled to next time for the following information:
 1. GL questions: What is GL 5311 For and (Mulch Project in Playscape) And why no major balance in GL 5300, was this miscoded? *Mulch*
 2. GL 5410 for \$695.60, was this the trash can? *Trash cans.*
 3. GL 5460 for Maintenance Misc....what is this and why over Budget, Lisa to send back up.
 4. GL 5610 Was this for the repaired lighting at the front of the entrance? *Yes*
- Discussion about Delinquent Accounts: Questions for Accounting...
Lisa to check with Accounting why do we have 13 accounts showing on 3rd letter, before going to George and what is the true status of these accounts.
Tracy asked for the number of people who have paid this year VS the number of people who have paid last year at this time. Lisa to confirm when the 3rd letter is sent and give breakdown of last year vs this year at next meeting. Lisa to also email current collection policy to the board for their records.

Old Business

-Fence Bids, Discussion over Fence Bids: Vote unanimous to go with TCV Construction for fence repair on Waterleaf Blvd.

New Business

-Vacant Homes List---Lisa went over vacant properties and lots that need force mow and force mow notices. Regarding the issue of back yards, George says that he's prefer that a complaint be filed with code enforcement before force mowing back yards.

Regarding the Bracelets: Toney to have monitors keep secure the book with the pool access cards secure as they have been leaving it out and easily accessible for homeowners.

Regarding Pool Reservations, Lisa Added Tony to the list to be emailed when a pool reservation is made through customer service, she is to do the same with Tracy. Tracy says there are reservations with names not showing on the Calendar---this should help resolve that issue. Pavilion Process includes \$50 refundable deposit and Reservation form to be filled out by every homeowner. Reservations are on first come first serve basis and reservation calendar is kept on the gmail calendar. Deposit can be left at Tracy's House at 120 Pasture Cove and Tracy will return the deposit after she has evaluated the facilities afterwards, and determined they are eligible to get the deposit back.

Other Topics of Discussion: Tracy wants to know if we are going to be doing anything other than kid functions for social events. April offered online survey that she uses to have a free survey emailed to the contact who we have email info for. Tracy will work on questions to put on survey. The discussion of kid demographics came up so that other events can be added, George says we may be able to get something from the schools...

Tracy said the Core Committee Meeting for July has been postponed and a new meeting will be set for August. Meeting time TBD.

Regarding the FDIC limits and banking....because the current account balances as of today are under the limit (total account balance including operation and CD's is currently \$239,614.18 which gives the board some time to consider whether or not to move a CD, open up a short term account or long term CD account....This discussion tabled till next meeting so that the board can review the most recent Reserve Study to determine how much they can put away without having to worry about taking it out. George recommends that every year the board re-evaluates this to be proactive board.

At 11:05 Roger Motioned to adjourn the meeting. 2nd by Tracy, Unanimous to adjourn.

- Adjourned