

# WATERLEAF FALLS HOMEOWNERS ASSOCIATION, INC.

Date: March 18, 2013

Place: Word of Life Church

Annual Meeting Minutes

## **I. Call to Order**

The meeting was called to order at 7:00pm by Roger Arriaga. Directors in attendance were:

Roger Arriaga (KB Home)    April Miertschin (KB Home)  
Laurie Lara (KB Home)

Property Manager Kathy Taylor was also in attendance.

The sign-in sheet served as roll call and the proxies were certified and counted as valid. Quorum was established by the members in attendance. A copy of the meeting notice was sent by certified mail to Goodwin Management and served as proof of notice of the meeting.

## **II. Approval of 2012 Meeting Minutes**

*Motion to approve the 2012 annual meeting minutes as written was. The motion was seconded and passed unanimously.*

## **III. President's Report**

Roger Arriaga detailed the management change from Alliance Management to Goodwin Management.

## **IV. Financial Report**

Property Manager Kathy Taylor reviewed the 2012 financials and went over the 2013 budget. Taylor explained collection fees and the process collections and delinquent accounts.

## **V. Committee Reports**

- Angela McGrady spoke about providing events and upcoming spring fling at the park. Angela added that they would like to have a community garage sale and movie night in the park.
- Dawn Rivera stated that the Welcome Committee has 60 homes in need of welcoming. The committee wants to do a monthly meet and greet. Dawn gave the email for the committee so any volunteers can contact her there.
- Jeff reported for the Neighborhood Watch Committee. Stated that their goal is to observe and report. The committee is waiting on bids for upgraded security and neighborhood watch signs. Jeff added that the committee is in need of more block captains.
- Michelle and Jason reported for the Newsletter Committee. Each newsletter is about 6 pages and began last year in 2012.
- The Board stated that they are looking for volunteers to head up the Finance Committee.
- The Pool Committee stated that the lifeguards will be onsite. Roger Arriaga stated that Austin Pool Pro's provides good service.

## **VI. Election**

Roger Arriaga explained vote to increase Homeowner Board members from 3-5 members. Nominations were taken from the floor. Nominees were Dan Bickmore, Kathy Russ, Bill Sinor, Eric Bauer, and Abby Crandall. Voting determined that the Board positions go to Eric Bauer and Abby Crandall.

## **VII. Homeowner Comments**

- Homeowner asked about fence damage to be repaired. Roger Arriaga stated that the construction trail is being addressed with the Contractor.
- Homeowner asked about pool access. Roger Arriaga stated that they are getting bids for updating the pool key card readers.
- Homeowner asked about who would control the funds being dispersed to the committees. Roger Arriaga explained the process of budgeting and bid submission to disperse funds.
- Homeowner commented about the pool reaching its 10 year mark. Roger Arriaga stated that in the next 1-2 years the pool will need replastering.
- Homeowner asked about opening the pool without lifeguards. Roger Arriaga stated that the Board looks for safety first. Once the residents take over the Board they can decide how to proceed with lifeguards.

## **VIII. Adjourn**

There being no further business, the meeting adjourned at 9:42pm.