

**Waterleaf Falls (Kyle) Homeowner's Association
Regular Board of Directors Meeting**

Date: April 18, 2013

Place: 10800 Pecan Park, Suite 200, Austin TX 78750 (KB Home office)

Time: 1:30pm

Present: Board Members: Roger Arriaga, April Miertschin, Eric Bauer, Abbye Crandall
Goodwin Property Manager: Kathy Taylor
Guest: various homeowners

- The Meeting was called to order at 1:50pm
- Agenda approved
- Discussion
 - Gordon Wybo:
 - Role of BOD on committees
 - Post statement on Facebook on role of BOD and mission
 - Committees should continue to be formed organically
 - Motions / Board actions should be sent to entire community
 - Door to door canvassing on committees – detrimental to neighborhood
 - There should be a group to review Bylaws
 - Communication should go out via mail and email
 - Problems with emails being returned by Goodwin
 - Do docs require BOD meetings to be held in Hays County
 - Renters v Homeowners on committees – is there a legal opinion on this
 - Kelly King:
 - No distinction between renters and homeowners on committees
 - No sidebars on committees – transparency is key
 - Committee meetings should be held in a public place
 - Minutes required across the board
 - Policy on donations – receipt stating the donation is not tax deductible
 - Standards for the neighborhood publicly
 - Capacity for call-ins to conference line
 - Are renter comments specifically directed at Angela McGrady
 - Concerned about Neighborhood Watch patrols
 - Jason *Wolley*
 - No BOD meeting notice posted – isn't there a 72 hour notice requirement
 - Facebook
 - Michelle
 - Collecting emails – can they be shared with Goodwin
 - (name)
 - Monitoring of Facebook
 - Jeff Swietek
 - Concerns with committees
 - Some residents come to stir up trouble
 - Facebook should be turned to one way communication
 - Renters, spouses not on deeds
 - (name) *Keatwa Rivera*
 - Payment plans
 - Pay all by July 1st – statement will still show fees but they will be removed if paid in full by July 1
 - Post payment plan details on Goodwin page and Facebook
 - Marilyn
 - Patrol concerns are main reason they pulled out of Neighborhood Watch
 - Don't agree with patrolling actions
 - Don't agree with Neighborhood Watch page being closed
 - Board / general discussion
 - Committee policies are being established, including Neighborhood Watch

Handwritten notes:
- 5/29/13
- 5/30/13
- 5/31/13
- 6/1/13
- 6/2/13
- 6/3/13

Handwritten note at bottom:
gives less, eliminates 2 factors for valleybank

- Reasons why committee policies are being established
 - Discussion on process for changing Bylaws / CC&Rs
 - Current Bylaws posted on website
 - Location mentioned in docs refers to Annual Meeting (Hays County)
 - Will discuss tax status / donation issue with attorney
 - Facebook / decorum / public "face" of the community
 - Create an official HOA website
 - Additional discussion on renters v owners and role on committees
 - Additional committees: Landscaping, Financial, Bylaw
- Approval of Prior Minutes: Approved (Abbye Crandall, Motion; Eric Bauer, Second)
 - Financial review
 - Manager's Report
 - Pole light repairs
 - Amenity center lights out
 - Pool card issues / pool cards not entered into system – post on Facebook re: pool keys, pool cards to be replaced on a case by case basis as necessary, once system issues have been identified and corrected
 - Amenity center issues
 - Violations – Send out notice of property drives, develop guidelines on grass height for violations
 - Porter service not performing
 - Community will have new property manager

NOTE: After Manager's Report, property manager exited the meeting
 - New Business
 - Pool replastering
 - Pool repairs – need to be expedited
 - Pool signs need to be replaced
 - Card reader at bathrooms
 - Confirmed – Board made decision to request new property manager from Goodwin, contact information to be announced
 - Pool rules presented by Tracy Scheel; reviewed and adopted as amended (Eric Bauer, Motion, Abbye Crandall, Second)
 - Adjourn: 4:51pm