

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

Date: May 16, 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: not present
Guest: Tracy Scheel, resident, and Michele Hinojosa, resident (phone)

~~Create blended~~
pavilion / garden
committee

- The Meeting was called to order at 1:59pm by Roger Arriaga
- Agenda approved
- Approval of Prior Minutes: Approved as amended with names of homeowner speakers (Abbye Crandall, Motion; Eric Bauer, Second)
- Committee Reports
 - Welcome Committee planning meeting completed
 - Holding on printing new Welcome packets
 - Briana (last name) is only chair; other committee member – Natalie Freeman
 - Can Goodwin provide report on homeowners with mailing addresses different from house address?
 - Social Committee planning meeting completed
 - Chairs identified
 - Planning 5/23 Spirit Night w Chik-Fil-A, 6/22 Movie night
 - Working on T-shirts for all committees
 - Neighborhood Watch planning committee meeting completed
 - Working on guidelines
 - Volunteer chairs
 - Pool Committee planning meeting 5/17/13; Finance Committee planning meeting 5/18/13, Garden / Landscape Committee planning meeting 5/21/13, Communications Committee planning meeting 5/22/13; Unscheduled – Bylaws Committee – will not be an ongoing committee, more of a task force
 - Next Steps: Collect final drafts of committee overviews and revise or vote in approval; target June
- Pool
 - Pool restroom access 5am – 9pm? Jim to check on gate. Should be linked with park hours. Gate access should be 5am – 10pm.
 - Adult Swim - X - 11pm
 - Need updated pool signs – include Adult Swim; Tracy to draft signs
 - Camera system – Pool Pros has access. Need to enclose camera system in separate locked area. Make sure it has adequate ventilation. Access with a key card. Also need to frost the window in the room. Possibly need to relocate monitor.
 - Suggest removing streaming access from Pool Pros. Review with Tony.
 - Review Pool Pros contract – do we pay when pool is closed?
 - Need to see guidelines on how decision is made to close the pool.
 - Discussion on opening pool on Mondays.
 - Abbye Crandall – motion, Roger Arriaga – second: Pool will not be open on Mondays but BOD will consider for next season in conjunction with shortening pool season.
- Financial review
- Discussion / Items for review:
 - Porter service needs to be reviewed. Last clean was not done well. Need to provide better scope of work or hire different vendor. (Goodwin)
 - Repairs need to be completed at poolhouse, area needs re-painting, mildew, chairs broken – general repairs (Goodwin)
 - Decking needs repair (Goodwin)

\$2971.24 approved amount.
repairs are warranted

- Eric Bauer – motion, Abbye Crandall – second: Approve repair; vendor will warranty spots that are repaired
- Chair needs repair – Pool pros to clarify repair
- Discussion on adding new permanent sign; Abbye would work on letters and inside components of sign
- Light and Camera System Bids:
 - Eric Bauer – motion, Roger Arriaga – second, Abbye Crandall – abstaining: Approve Fox Lighting bid
 - Table camera system bid temporarily
 - Need update on amount available in reserves. Will re-visit camera bid after lighting is complete and update on reserves is received.
- Adjourn: 5:19pm