

**Waterleaf Falls (Kyle) Homeowner's Association – Draft 8.15.13 minutes
Regular Board of Directors Meeting**

Date: August 15, 2013

Place: 10800 Pecan Park Blvd, Suite 200 (KB Home offices)

Time: 1:30pm

Present: Board Members Present: Roger Arriaga, Abbye Crandall (by phone), Eric Bauer (by phone)
Goodwin Property Manager: Jim Smitherman
Board Members Not Present: Laurie Lara, April Miertschin
Guests: All by phone – Angela McGrady, Kioka Rivera, Robert Crandall, Michelle Hinojosa, Kim Bauer

- The Meeting was called to order at 1:34pm by Roger Arriaga
- Approval of Prior Minutes (July 18, 2013): Approved (Roger Arriaga, motion; Abbye Crandall, Second) – Approved
- Homeowner Comments
 - No comments were made by residents.
- Committee Reports:
 - Neighborhood Watch – Bids are being solicited for signs
 - Communications – Newsletter is being sent for review to board members for approval; Back-to-School night being advertised; Clothing Swap plans are underway; website is going well; Vanessa working to further establish website as key communication tool for the neighborhood; currently 25 registered users.
- Financial Report – Key items: two months of lifeguard expenses were paid in July, which exceeds the monthly allocation but remains within the contract scope and budget; overall expenses year to date are in line with the annual budget.
- Manager's Report – Goodwin has received compliments of the lifeguards by residents; Goodwin is planning implementation of the new key card system; signs at the entry are now repainted; basketball court restriping is set for 8/23/13; pool ceiling fans have been replaced; new clock has been installed at the pool; still need signs at amenity center reviewed for updates.
- Old Business:
 - Lighting project – trenching is ongoing with PVC pipe installation; there has been damage to the irrigation system as a result.
 - Gate system – approved at the last board meeting; HSP systems to submit a separate bid for comparison.
 - Grounds – railing on street is owned by the city; city has committed to repaint them; gate access to drainage area is locked; pavers at the pool area have now been reset.
- New Business:
 - Discussion of inner gate at the pool; Jim to contact ADT to check into fixing the gate now (not locking) instead of waiting for entire project to commence.
 - Pool Pros contract is set to expire; need further discussion on pool opening through October. Currently, the pool is open on weekends through September only; Jim Smitherman is to confirm with Pool Pros the contract dates for 2013.
 - Fundraisers in common area – Roger Arriaga motioned approval with the established conditions previously discussed; Abbye Crandall, second. Item was approved.
- Miscellaneous
 - Michelle with Neighborhood Watch requested that the recently created survey be incorporated into the newsletter mailout; concerns regarding the cost of additional paper were discussed as well as the added cost of postage for mailed in surveys; Michelle and others were planning a door-to-door survey regarding Neighborhood Watch and encouraging residents to register on the website. Decision was the inclusion into the newsletter was not viable unless costs were supplemented; the Neighborhood Watch Committee was to submit a proposal to KB Home for newsletter sponsorship; the survey would also be available through a link on the website.
- Meeting Recessed: 2:36 pm.; Executive Session Called to Order at 3:30pm.
- Meeting Adjourned at 4:33pm.