

WATERLEAF FALLS

BOARD OF DIRECTORS MEETING

DATE: September 19th 2013

6:30 PM – 8:30 PM

330 Sheep Trail Drive

Kyle, TX

AGENDA

1. Call Meeting to Order *Lisa My Roger*
2. Approval of Minutes *entire, me 2nd*
3. Ratification of Board votes since last Board meeting *none*
4. Homeowner Comments (3 minutes).
5. Committee Reports
6. Manager's Report – Goodwin
 - Common Area
 - Accounting
 - Restrictions
7. Old Business
 - Lighting at Amenity Center
 - Gate System/Surveillance Cameras
 - HSP Bid
 - Grounds/Landscape
 - Pool/Park
 - Pool Closing
 - Interior Gate
8. New Business
 - New Pool Card Distribution
9. Adjourn
10. Executive Session
 - A. Violations
 - B. Delinquencies
11. Oral Summary of Executive Session

Goodwin Bullet Points

Financials

- Budgeted income for the month was \$13,776 more than expected. This is result of consistent collection efforts from Goodwin and Wiechart and home sales.
- Admin expenses lower than expected, less legal fees.
- Property expenses \$8808 less than expected. No lifeguard expense. August was paid in July. Irrigation expense was over due to the damage done from the electrical work. Expect a few more bills, will try and get Fox to help with this expense.
- Utility Expense right on track.
- Positive \$1,213 for the month compared to a budget for a \$25,567 loss.
- For the year you are \$20,799 ahead of budget, but you still have to pay for the lighting.
- No issues with the financials.

Lighting

- See update from Fox.

Pool

- HSP Bid is higher than ADT and does not include any cameras.
- I recommend closing the pool on the last weekend of September. This will allow us to get the new gate system installed and take care of any maintenance issues. We can take care of the interior gate as well. The sooner we do this the better.
- Goodwin is working on the best way to distribute the pool keys. I will keep you updated.

Executive Session

- No Issues on violations
- Delinquencies are coming down. Direct result of consistent collection efforts at Goodwin and Weichart. No issues to report.

The City has not painted the railings yet, but it is on their radar. I am working on your 2014 budget and plan to have it in front of you in the next 2 weeks. Main issues are to get the pool closed so we can initiate the new gate system and to get a walk thru scheduled with Fox to verify the work.

We continue to work on the parking issues but it is a slow process.

Waterleaf Falls HOA

c/o Goodwin Management

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Managers' Report September 19th, 2013

1. Common Area Items

- www.poolkey.com
- www.goodwintx.com
- Pool-Austin Pool Pros
- Landscaping – Cen-Tex

2. Accounting

Balance Sheet

07/31/2013	\$248,592.50
08/31/2013	\$251,186.98

Income Statement

Budget Comparison

Delinquencies	6/30/13	\$135,481.31
	7/31/13	\$126,718.73
	8/31/13	\$100,586.40

3. Restriction Enforcement

- Twice a Month Drives
- Issues