

**Waterleaf Falls HOA
Board of Directors Meeting
February 12, 2015**

Attendance

Manager: Jim Smitherman

Board Members: Tracy Scheel, David Vail, Jason Lolley

Committees: Michele Hinojosa, Angela McGrady, Vanessa Garcia

Residents: Darla Damron, Cary Damron, Len Hinojosa, Stacy Vail

+Swim Team Group (non-residents)

Minutes

7:03pm Call to Order

7:04pm Homeowner Comments

- Swim Team was proposed by the Lehman High School coach/teacher
- Promotes water safety
- Swim Team would be a recreational league – personal improvement for swimmers
- Compete at meets
- Limit the enrollment – open to residents first, then non-residents to fill slots
- Board would require a proposal sent to Jim with 1) times; 2) costs; 3) eligibility
- Insurance required

7:09pm Manager's Report

- Current service contracts - Common Area Landscaping (Centex) & Pool (Austin Pool Pros)
- When residents request pool keys, their email addresses are captured for future use
- Current balance is \$377,365 and \$119,016 in delinquencies to date
- March 1st Assessments are due, payment plans are currently available and not considered delinquent until July 1st.
- Goodwin can currently move money between accounts, but cannot move money into or out of the reserve fund without board approval.

MOTION – \$16,000 to be moved to another reserve account due to an additional account because there is a limit on the current account. **MOTION CARRIED.**

7:16pm Old Business

- The pool is in desperate need of plasterwork. It is overdue from 2012. Tony (Austin Pool Pros) has submitted a bid for the work that includes 1) prep, 2) bond, 3) coat, and 4) warranty. It would entail 3 weeks of downtime and the estimated cost is \$24,257.00. We would also request that the existing surfaces be cleaned at this time.

MOTION – Move forward with the Austin Pool Pros bid with money coming from the reserve fund to cover the cost of the work. **MOTION CARRIED.**

- Larry Simone, resident, has offered to fix the existing pool furniture to include re-strapping the chairs. Jim to assist with access, materials.

7:20pm Landscape

- Centex will be spraying for weeds and leveling uneven areas in the turf
- Jim to provide schedule

- Drainage ditches need inspection while KB is still developing the neighborhood in the case that construction defects are discovered
- An Engineer's evaluation will be necessary and the estimated cost is \$250
- Starting in March, John (Centex) will be on-site once a week
- The volleyball pit will require more sand (Jim to handle)

7:27pm Lighting

- In the process of locating boxes
- Timer for the park lights to be set to 10pm, but will come on if photo cell activates at any time
- Electrical audit is being conducted with an inventory of all lights and costs to repair/replace
- \$162 to fix the issue at the New Bridge entrance – Jim approved this cost and it will be completed
- Jim to walk all entrances with Jason Lolley on Thursday, February 19th to mark the necessary lights and have those repaired/replaced
- LED lights have been recommended
- All electrical outlets will be inspected as well so that Christmas lights will be possible this year

7:33pm Committees

Neighborhood Watch – Point Security attended the last meeting. Attendance is low. NW agreed to put meetings on hold until weather is warmer and possibly meet quarterly instead. The “Donuts with the Chief” was good, but also poorly attended.

Communications – Requesting the magnet for the watering schedule (drought stage) for the bottom of the marquees. Also, the Committee Labels to fit into the existing slots need to be ordered. Bios needed for all board nominees. Communications proposed the use of ASANA, as a project management tool. All in attendance agreed to try it out, with Angela McGrady being available to provide additional training and support as necessary.

Social – Spring Fling is scheduled for March 28. Social will need a letter to Home Depot put onto letterhead to receive the building activity items, the instruction, tables, chairs, tent, etc. The building activity will be provided at no cost to residents with no age restrictions. Communications will add a counter on the website and post on Facebook group to attempt to get a rough headcount for the event, due by Feb 20th. Jim to email the budget info to the social committee gmail address, as it was not originally sent there and there was a resignation of a chair who had said information. The Spring Garage Sale will be Saturday, April 18th. Social is exploring options for a movie in the park, Jim to provide recommendations on vendors. David Vail also mentioned that he had possible vendor info for this type of event. Social to put out a survey to poll the residents on what types of events that they would like to see in the future.

Yard of the Month-One of the addresses for the December YOM was incorrectly given. The address was 605 Apricot, not 650 Apricot. Jim received the card back undeliverable and will resend. It was confirmed that the YOM budget has been separated from the Social budget and moving forward has its own line in the budget.

Welcome – This committee needs more help, as one chair resigned recently and another is not available to help.

Pool – It was requested that the box for the pool/pavilion applications be moved to the pool. Tracy also mentioned the issues with reservations and it was determined that ASANA would be able to help simplify the reservation system as well as transferring available slots to the google calendar, redacting resident information. Communications to assist with this.

8:00pm Annual Meeting

- The meeting will be held at the Historic City Hall Building at 109 Burleson St on Saturday, March 7, 2015. Registration will begin at 8:30am and the meeting will be called to order at 9:00am.
- There are 3 open director positions up for election. Directors will be elected by the members and then assigned positions and terms at a later date. There is one 3-year term and two 1-year terms.
- Bios will be included in the newsletter and posted to the community website and also provided at the annual meeting. Only residents who turn in bio information will be included on the ballot.
- Members must be present at the Annual Meeting to vote in the election.
- Light breakfast from Kyle Donuts to be provided (coffee, donuts, kolaches)
- We will need approximately 100 people to attend, 90 to make quorum
- The deposit for the building was \$150 and total cost was \$250 – Jim to confirm

8:09pm Additional Homeowner Comments

- Marquee signs need to be moved so that they are readable from the ingress/egress without impeding traffic - \$300 estimate – Jim to coordinate move
- The gates at the bridge entries need to be inspected and repaired/replaced, Jim to inspect when he is at the property for the lighting audit
- The construction of a clubhouse was suggested again

8:15 Meeting Adjourned