

**Waterleaf Falls HOA
Board of Directors Meeting
April 2, 2015**

Attendance

Manager: Jim Smitherman

Board Members: Tracy Scheel, David Vail, Jason Lolley, Darla Damron, Megan Honick

Committees: Angela McGrady, Vanessa (Garcia) Vaughan, Michele Hinojosa, Jeff Swietek, Cathy Frankowski

Residents: Stacy Vail, Natasha & Walter Petitt, Chris Honick, Rick Plumb, Derek & Debbie Conaway

Minutes

7:03pm Call to Order

Review and Approve Minutes from February 12, 2015 Meeting

– MINUTES APPROVED – MOTION CARRIED.

7:04pm Homeowner Comments

- Will Minutes be added to the websites (Goodwin & Community)?
Yes. Those will be added as soon as possible. Only approved minutes will be posted.
- Suggested changes to the Bylaws/DCC&R's were given in hard copy by Rick. Those were then disseminated to Jeff, who will head up the Bylaw Task Force.
- The FB Group for Waterleaf Residents was discussed and the residents were reminded of the following disclaimer regarding that group. ~ *Disclaimer - Unofficial Group - This group is not sponsored by, connected to, or affiliated with the Waterleaf Falls HOA. Unofficial pages do not constitute official HOA business or statements, and the HOA does not endorse or actively monitor the content of this group. The views expressed on these pages are strictly those of the individual users. ~*
- In regard to unregistered vehicles and those prohibited by restrictive covenants and city ordinances, they may be cited by the HOA and/or the City of Kyle, but both entities must be made aware of their presence to do so, as often they are parked after-hours or are not seen during HOA inspections. Goodwin & the City of Kyle both have forms on their websites to report such occurrences.
- Will HOA fees ever go down with more houses being built and less area to maintain?
The Board will assess this over the current year as we attain a better idea of the costs to maintain current contracts and the responsibility for all of the common area since KB is no longer responsible for that area.
- Could a Clubhouse be built in the future?
This is being assessed as well. Another similar community is in the process of building a clubhouse and our HOA is monitoring costs and restrictions to obtain information.

7:19pm Board Organization

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|----------------|----------------|-------------------------------|
| - David Vail | President | 3 year term commenced in 2014 |
| - Tracy Scheel | Vice President | 3 year term commenced in 2014 |
| - Jason Lolley | Secretary | 3 year term commenced in 2015 |
| - Megan Honick | Treasurer | 1 year term commenced in 2015 |
| - Darla Damron | Director | 1 year term commenced in 2015 |

MOTION CARRIED.

7:29pm Manager's Report

Common Area

- Current service contracts - Common Area Landscaping (Centex) & Pool (Austin Pool Pros)

Accounting

- Current balance is \$407,433 and \$113,000 in delinquencies to date
- Over budget in Administrative spending (mostly in Legal) due to collections efforts

Restrictions

- 2nd reserve account opened following motion from February Meeting due to limit of \$250,000 per account

7:16pm Old Business

Pool

-*Furniture* related costs for Larry Simone to re-strap the lounge chairs would involve substantial shipping freight charges. The idea was provided that the Board should consider selling the old chairs at the upcoming community garage sale and use the money to offset the cost of the new furniture.

MOTION – Move forward with current bid of \$4,527 for composite furniture consisting of 30 Loungers, 6 Tables, and 24 Chairs. **MOTION CARRIED.**

-*Repairs* are needed to some additional areas, but the majority of the work has been completed. The gate will need to be adjusted, the bathroom signs need to be replaced, and the window needs to be repaired. Jim will assure the work is being completed and provide the Board with updates.

Landscape

- Centex will be spraying for weeds and leveling uneven areas in the turf (still in progress)
- Jim to provide schedule
- Drainage ditches need inspection while KB is still developing the neighborhood in the case that construction defects are discovered but an Engineer's evaluation will be necessary and the estimated cost is now estimated at \$1500
- There is a drainage issue on Gina Dr that needs to be assessed
- The Easement Gates need locks/chains
- The volleyball pit will require more sand (Jim to handle)
- The front area of the pool will receive some landscaping attention
- One of the swings in the play area is tilted and will be adjusted soon
- There are some holes by the Basketball court that Jason will point out to Jim
- So far, we have no one picking up trash in the easements. Ideas were presented to call the Sheriff's office to see if they could have community service volunteers to be assigned there, Darla also offered to contact Gordon Wybo (Garden/Landscape Committee) to see if he had any ideas or suggestions. We could also use volunteers from the neighborhood.

Lighting

- Parking Lot pole is the only light out currently
- The Entrances should all be lit and working with new LED lights
- The Audit was completed and all electrical is working now

7:57pm Committees

Social – Spring Fling was a success! The next meeting is Saturday, April 11th at 1pm. The Spring Garage Sale will be Saturday, April 18th.

Neighborhood Watch – Planning to meet in May. Need to set up possible speaker.

Communications – Placards for committees and magnet signage should arrive on Tuesday, April 7th to the Sales Office. The marquee signs are also set to be turned on Tuesday. Jim to get a bid for solar lighting for the signs. Jim to also find out from the printer if the deadline needs to be adjusted or the printing needs to be expedited to have delivery of the newsletter in mailboxes by the 1st of the month.

Yard of the Month-Deadline to nominate a YOM is Friday, April 3rd. Form is available on the website or an email can be sent to waterleafyardofthemonth@gmail.com.

Welcome – Not present. No update provided.

Pool – No update provided.

Bylaw/DCC&R Document Review Task Force – Meeting scheduled for Saturday, April 18th at 4pm. 7-9 people needed to review the governing documents. Discussion about changes to the Bylaws at a Board Meeting with proper notice to members (at least 15 days), quorum required (10% of the total), possibility of proxies to be collected in lieu of members attending the meeting to vote. Jason to provide Jeff with notes from the previous meeting of the task force. Jeff to head the current task force and David to act as Board Liaison during the review. The question was raised as to if we could possibly have another attorney review the proposed changes to the documents. Jim to provide other options in attorneys, but suggested that changing attorneys for collections proceedings would only cause more costs for the HOA as those proceedings are currently in progress.

8:15pm Additional Homeowner Comments

- Fencing that borders on HOA common area should be considered like other fencing with shared neighbors and the HOA should bear the cost of 50% of necessary repairs. One resident said that the Sales Team from KB promised him a letter of responsibility from Goodwin regarding the HOA's responsibility for his fence because it was deemed that it must be fenced. This topic to be explored in more detail by Jim and the Board.
- How can we get more neighborhood involvement at meetings/activities, etc.?
- A resident suggested a Spanish version of the newsletter.

8:23 Meeting Adjourned – MOTION CARRIED.