

**Waterleaf Falls HOA
Board of Directors Meeting
June 04, 2015**

Attendance

Property Manager: Jim Smitherman

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

Committees: Angela McGrady, Vanessa (Garcia) Vaughan, Jeff Swietek, Michele Hinojosa (via phone)

Minutes

6:07pm Call to Order

Review and Approve Minutes from April 2, 2015 Meeting

- **Motion to approve Jason Lolley, 2nd to Motion – Tracy Scheel**
- **MINUTES APPROVED – MOTION CARRIED - UNANIMOUS DECISION.**

6:08pm Home Owner Comments

- Derek Conaway asked about a letter of ownership from the HOA regarding the decorative fence that is on his property. The fence belongs to the HOA and is in need of repair/replacement. Jim is going to have someone come out to inspect the fence and provide an estimate to the Board for repairs. He is working with the attorney to draft the letter of ownership and will provide that as soon as it is available.

6:20pm Manager's Report

Common Area

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

Accounting

- Current balance is \$532,205 and \$126,988 in delinquencies to date

6:26pm Old Business

Pool

- Pool is open for the session. Discussed having someone from ADT come out and assess the current camera system. Several of the tamper proof domes are weathered and need to be replaced and one camera on the outside of the pool area does not have a tamper proof dome.
- Jim is going to provide an estimate on updating the current cameras. It was mentioned that the inside gate to the pool has been left open several times. Jim mentioned that the alarm system will send an email whenever the gate is left open and suggested that we might consider adding additional people to the email notifies. No decision was reached on if additional people should be added to the email distribution.

Landscape

- Drainage Inspection – The city of Kyle was out on June 4th to inspect the drainage areas. We are waiting on the inspection report from the city engineer to determine what areas will need to be repaired.
- Jim mentioned that we have an immediate issue that needs to be addressed in the drainage area behind 460 Gina Dr. Rain water is not draining into the easement and has been running off into the backyard of that property. Jim estimated that it will only take about \$4,500.00 to dig out a trench and backfill with rock which will allow the water to drain in to the drainage area.
 - **Motion to approve spending \$4,500.00 to correct the drainage issue at 460 Gina Dr was proposed by Jason Lolley, 2nd to Motion – Tracy Scheel**
 - **MOTION CARRIED - UNANIMOUS DECISION.**
- Jim is going to have the sign on New Country turned around this week.
- Jim mentioned that we are still waiting on the ground to dry out before the landscapers can level out some of the low spots in the park.
- Jim is also having the Volleyball net tightened next week.
- It was mentioned that the fence that faces the Waterleaf Park is in need of repair. Jim is going to provide a bid to replace/fix all of the fence that faces the park.

Committees

Neighborhood Watch Committee

- Michele Hinojosa (via phone) advised that participants for the 4th of July Parade should meet at 9:45 AM at the park.
- Locations for the upcoming Block Parties have yet to be determined. Social Committee advised they would team up with Neighborhood Watch to help get volunteer locations.

Social Committee

- Movie at the pool is scheduled for 06/06/2015. Nothing scheduled after that event until August.

Communications Committee

- Committee has requested past Board Meeting notes to be posted on the website.
Jason has approved notes from the April meeting and asked Jim to provide approved notes for past meetings.

By Laws Committee

- Committee is about one third of the way through the review of the By Laws so far.

7:12pm New Business

- Speeding in the Neighborhood – Concerns were raised by Megan Honick about speeding in the neighborhood. Residents have asked about speed bumps/humps to

slow down traffic as well as some additional stop signs in heavy speeding areas. Megan is going to contact the City of Kyle to discuss these items to see if we might be able to add them to the neighborhood to help with speeding concerns.

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- Dog Park Request – Tracy Scheel mentioned a request for a Dog Park that was raised by a homeowner in the community. Tracy mentioned that the City of Kyle will not allow a permit for an off leash area in either of the parks in Waterleaf because of their proximity to the drainage. The City’s concern is that animal waste could contaminate the drainage which flows directly into Plumb Creek so they are unwilling to issue a permit.

7:27pm Meeting Adjourned – MOTION CARRIED.