

**Waterleaf Falls HOA  
Board of Directors Meeting  
August 06, 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

**Minutes**

**6:34pm Call to Order**

**Review and Approve Minutes from June 4, 2015 Meeting**

- **Motion to approve David Vail, 2<sup>nd</sup> to Motion – Tracy Scheel**
- **MINUTES APPROVED – MOTION CARRIED - UNANIMOUS DECISION.**

**6:35pm Home Owner Comments**

- Larry Simone concerned about the increased number of commercial vehicles being parked overnight in the neighborhood.
- Jim suggested sending notice to entire community to notify homeowners of current commercial vehicle policy. Jim provided walkthrough of the fine process and suggested that the Board might consider raising the fine amounts with George.
  
- Michele Hinojosa expressed concern over the growing number of loose pets in the neighborhood and asked about adding fine to DCCRs for loose animals.
- Current policy is the contact Kyle Animal Control who will assess a fine to the homeowner if needed. The HOA does not currently have a policy to fine unless the nuisance animal is reported to the Property Management Company. The suggestion was put forth to add signs to existing Neighborhood Watch poles that reinforce that “Dogs must be on leash” in accordance with Kyle City ordinance.

**7:00pm Manager’s Report**

Common Area

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

Accounting

- Current balance is \$507,715 and \$124,007 in delinquencies to date

**7:08pm Old Business**

Pool

- The pool will begin to close Monday – Friday starting after Labor Day weekend. The pool will close for the season at the end of September.
- There was a suggestion to add an awning for the lifeguard stand for next year.
- Jim suggested switching our current security provider from ADT to NetTronics for monitoring as they can provide 24hr monitoring for cameras. Jim is going to schedule a meeting with NetTronics to discuss pricing.

### Landscape

- Jim advised that the Landscape bid with Centex expires this year. We will need to gather new bids by November 2015 to make sure we include landscape cost in next year's budget.
- Sand in Volleyball Court has not been delivered and installed.
- Jim is going to have the sign on New Country turned around this week.
- Jim advised that fences that face the Waterleaf Park does not belong to the HOA and is the responsibility of the HOA to maintain. Jim did advise that we could stain the fence that faced the park for \$1,400.00
- Jim advised that to repair/stain all of the HOA owned fence and the fence that faces the park would not be more than \$6,000.00.
  - o **Motion to repair/stain fence not to exceed \$6,000.00 proposed by Tracy Scheel, 2nd to Motion – Megan Honick**
  - o **MOTION CARRIED - UNANIMOUS DECISION.**
- Jim advised that the drainage repair on Rudy Lane will be completed by September 1<sup>st</sup>.

### Committees

#### Pool

- New Committee Chair needed. Request for new chair will be added to next newsletter.

#### Neighborhood Watch Committee

- Planning for National Night Out on October 6<sup>th</sup> has begun. Neighborhood Watch will begin setting up at 5:00pm in the park. Asking for additional volunteers.

#### Social Committee

- Meeting scheduled for August 8<sup>th</sup> at 11:00am to discuss the September Foam Party.

#### Communications Committee

- Committee will be losing Vanessa at the end of August. They have a meeting scheduled on August 12<sup>th</sup> to find a replacement member.
- Board suggested that we may want to contract with Vanessa for her continued services. Need a bid from Vanessa if she would like to continue to provide website services to the HOA until a replacement is named.

### **8:01pm New Business**

- Speeding in the Neighborhood – The City Council has proposed a warrant study to study possible locations for new traffic control devices within the city. Included on that list are the intersection of New Bridge/Gina and the intersection of New Country/Gina as possible locations for new stop signs. The City will not approve speed bumps in the neighborhood.

- Board Meeting day change – Darla suggested that we may want to discuss changing the day of the week that the Board Meetings are held. Her suggestion was to meet the first Monday of every month instead of the first Thursday.
- Board Response Time – David put out a reminder that the Board should respond to all requests within 48hrs of receipt.

**8:18pm Meeting Adjourned – MOTION CARRIED.**

**8:22pm – 9:03pm Executive Session**

- David Vail brought motion on Legal Item #1, 2<sup>nd</sup> by Megan Honick
- MOTION CARRIED - UNANIMOUS DECISION.