

Waterleaf Falls Homeowners Association
Board Of Directors Meeting

330 Sheep Trail Dr.
Kyle, TX 78640

Meeting Minutes 12/3/15

- Meeting Called to Order: December 3rd at 6:35pm
- Review and Approval Of Minutes: Postponed until receipt of minutes from previous secretary.
- Homeowner Comments;
 - Asked about reducing speeding in neighborhood by Donna R. Vice President and City Liaison Tracy S. updated everyone about Traffic Study and future stop sign placement.
- City Update;
 - Gave update about Zoning change to small property located behind Olsen Cv. And Tower Drive.
 - City Works will be busy with an estimated \$80K in damages from recent flooding.
- Misc. Business;
 - Motion to Vote on appointing Michelle H. to vacant Board position presented by Pres. David V. and Seconded by Vice Pres. Tracy S. Vote passes 3-0. Michelle H. appointed to the Board of Directors.
- Manager's Report – Goodwin;
 - Common Areas – CenTex Landscaping, Austin Pool Pros, and Auto Air updates.
 - Accounting Updates – Still in good shape. Collected almost \$75k in delinquent accounts this year.
 - Restrictions – Still a large number of Violations, most are landscape and trashcans still.
- Old Business;
 - Pool – Offseason.
 - Landscape – Still recovering from floods. Monument signs don't match. New Country Marquee still facing wrong direction. Christmas lights are up on Monument signs. Caps need to be replaced around HOA park area. Signs will be added to Park area saying "watch your step."
 - Bylaws – We have received response from HOA Lawyer. Board will meet in the future to review response, and build voting packet in preparation for Special Meeting to be held on Jan 16th from 10am to 2pm.
 - Committees Update – All but YOM committees have ceased operations due to lack of participation/volunteers. Board will handle event planning duties, and newsletter article duties moving forward until more volunteers come forward. Events discussed. Articles discussed and assigned. YOM awards discussed and voted upon. Board votes unanimously for \$50 first place award every month plus 3 special events paying 1st, 2nd and 3rd place awards in 2016. 4th of July pays \$75, \$50, and \$25. Halloween and Christmas pays \$150, \$100, and \$50.
- Meeting Adjourned to Executive Session; 8:02pm by Tracy S.

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- **Executive Session Called to Order; 8:05pm by David V.**
 - Violations
 - ARC
 - Delinquencies
 - Creation of Action Items
- **Executive Session Adjourned to return to Meeting; 8:20pm**
- **Executive Session Action Items Vote;**
 - Board votes unanimously to approve action items 1 & 2 Discussed in executive session.
- **Meeting Adjourned; 8:22pm**