

Waterleaf Falls HOA Board of Director's Meeting
April 7, 2016
Waterleaf HOA Park 6:30 pm

Manager: Jim Smitherman
Board Members: Michele Hinojosa, Tim Komazec, Nola Plumb, Josh Smith,
Randall Whited
Residents:

6:33 pm Call to Order

New Board Introduction

Homeowners Comments

Fence Replacement and repair, agreed to this work last year, still not done. Fence owned by HOA on Waterleaf Blvd. was repaired on Waterleaf Rd. side but not residential side.

Tracy Scheel spoke of her removal from the board on cell phone, however, it was very difficult to hear.

Volleyball Court in need of sand.

Request of water fountain at HOA Park outside of the gate.

Review and Approve Minutes from previous Board meeting, Thursday, February 4, 2016. Motion by Randall Whited, approved

Appointment of Board Officers and Terms

President – Josh Smith, 3 years
Vice President – Tim Komazec, 2 years
Secretary – Michele Hinojosa 1 year
Treasurer – Nola Plumb 1 year
AT Large – Randall Whited 3 years

During the discussion about board terms and appointments, a member of the Board (Nola Plumb) was asked to step down for various reasons. Many questions arose from Members, a brief discussion was held, and it was decided to revisit the issue at the end of the meeting. Upon completion of the meeting, there were additional requests from the Homeowners asking the Board to reevaluate its request. The Board met as a whole to discuss the issue and the request was rescinded. The current Board remains whole.
Motion carried

Manager's Report Review

Committee Liaison's Assigned
Social Committee – Board Liaison Nola Plumb

Neighborhood Watch Committee – Board Liaison Josh Smith

Communications/Newsletter Committee - Board Liaison Michele Hinojosa

Pool and Park Pavilion Reservation Committee – Board Liaison Randall Whited

Architectural Review Committee – Board Liaison Tim Komazec

Nominating Committee – Board Liaison Josh Smith

Governing Documents Committee – Board Liaison Tim Komazec

Yard of the Month – Board Liaison Michele Hinojosa

New Legal Firm's

Nola gave brief introductions for three firm's being considered to replace current legal team

City of Kyle

Kim Hilsinbeck, City Communications Specialist, introduced herself and gave a brief job description of her role between the City and residents.

Corporate Book Update Book

Nola gave update stating the book is complete and ready for website publishing

Accounting and Contract Update

Nola gave update stating audits will begin and all of the current contracts will be reviewed.

Architecture Committee is now in compliance with three members. David Vail, Tracy Scheel and Tim Komazec as the committee.

Nominating Committee to be appointed. Must be three homeowner's, one of which is a Board Member.

Dog Bite Update – Currently in Discovery Phase, Nola gave update. Suggested to review DCCR's for animals.

Convenient Store Update

Renaming ByLaw/DCCR Committee to Governing Documents Committee

Monthly Inspection dates by Goodwin will no longer be published.

Committee Updates

Communication - HOA Facebook page to be created allowing posting of announcements only, no comments. May have links to pets, sales, Neighborhood Watch

Pool – Opens April 30, weekends only 9am to 9pm. Memorial Day Weekend will return to regular hours for summer. Lifeguards will be on duty from noon to 9pm on weekdays, 9am to 9pm on weekends.

Review of Lifeguard contract to be underway and consider no guards.

Social – upcoming events covered

Neighborhood Watch – upcoming events covered

Board to Executive Session

After Executive Session Board reconvened, answered Homeowners comments in regard to removal of Nola Plumb. Decision was reversed, Board remains whole.

Meeting Adjourned – Josh Smith – motion, Nola Plumb - second