

Waterleaf Falls HOA Board of Director's Meeting
May 5, 2016
Waterleaf HOA Park 6:30 pm

Manager: Jim Smitherman

Board Members: Michele Hinojosa, Tim Komazec, Nola Plumb, Randall Whited

Residents: Many in Attendance

6:33 pm Call to Order

One Board Member resigned: Josh Smith

Review and Approve Minutes from previous Board meeting, Thursday, April 7, 2016.
Motioned by Tim Komazec, seconded by Nola Plumb, approved

Manager Report Review – Jim Smitherman

(Guest speaker) Tony from Austin Pool Pros gave an overview of the pool: Hours, lifeguards, rules, cleaning and maintenance, pool closings, emergencies, and contact information were among topics discussed. Lifeguards vs. no lifeguards was also a topic discussed. Tony highly recommends that this pool needs lifeguard supervision. He mentioned incidents from the past years which included injury and a near drowning. Cutting of the lifeguard staff is being considered which will drastically lower the cost of the pool budget. Brief discussion of this with further review needed. A suggestion was made to implement a program by adding "Rule of the Week." The lifeguards or monitor will inform all pool guests of the "Rule of the Week." This should help educate and remind guests of rules.

Landscaping overgrowth and fence repairs were discussed again. The Board will walk the fences on 150 & Waterleaf Blvd with the next 2 months to determine which ones need to be replaced

Convenient Store update: The Board asked the members for their input. A vote of all Members in attendant at the meeting was taken as to whether or not to allow the driveway into Waterleaf onto New Country Drive and to receive a one-time payment of \$5,000.00 for the driveway. Member vote was 9 for and 4 against. Tim Komazec motioned to approve, seconded by Randall Whited, all in favor – 4.

HOA Park water fountain: Jim Smitherman will get plumbing bids to install water fountain the Board has selected which Jim is to order.

New Legal Council: Attorney Adam Pugh has been retained to represent the HOA now. The old attorney will continue working on items that the HOA has already paid him for. All new items will be given to Attorney Pugh.

Facebook: Official HOA Facebook page has been recreated. Request was made to consider allowing comments. However, it can be censored if needed.

Audits: Nola is working on HOA internal audits to save the HOA a lot of money and to get the HOA into compliance. At time of meeting, years 2010, 2011, and 2012 (all under Alliance Management) had been completed. Nola requested 2014 & 2015 audits be done formally by an outside CPA firm. Members approved. Bids were presented and CPA Steve Tilson was approved. Nola reviewed 2010, 2011, and 2012 audits with members.

Committee Updates

Communication: Funds requested for committee to create new website. Nola motioned, Tim seconded, approved. Request was made for additional letters for marquis to be ordered.

Social: Garage Sale had a good turn out. Beer & Wine Tasting next event for May.

Pool: Software for reservations should be live by this weekend. A link will be on the website.

Stop light @ intersection of Waterleaf Blvd and FM 150 has been approved. However, it is about one year out.

HOA Assessment Payment Policy: Board approved resolution to correct previous payment policy. HOA assessments are due in full/one-time payment. However, if a member needs a monthly payment plan, the member needs to request same. Members can get a copy of the signed resolution to send to their mortgage company, if needed, to correct previous issue.

In addition to the vacancy of Josh Smith, Michele Hinojosa will also be resigning. This leaves two (2) positions open at the next meeting.

Board to Executive Session

Meeting Adjourned 8:10pm – Nola Plumb – motioned, Tim Komazec – seconded.

