

Waterleaf Falls Homeowners Association, Inc.

c/o Goodwin Management, Inc.

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Date: Saturday, March 25, 2017

Location: Kyle City Hall

Annual Meeting Minutes

1. Call Meeting to Order / Roll Call / Certifying of Proxies

The meeting was called to order at 9:03am by Tim Komazec. The board members in attendance were Tim Komazec, Tracy Scheel, David Vail, and Lacy Goldberg. Property manager Jim Smitherman was also in attendance. The sign in sheet served as roll call and the proxies were certified and counted as valid. A quorum was established by the members in attendance and proxies.

2. Proof of Notice of Meeting

A copy of the meeting notice was sent by certified mail to Goodwin Management and served as proof of notice of the meeting.

3. Approval of 2016 Annual Meeting Minutes

Tracy Scheel motioned to approve the 2016 annual meeting minutes as presented. Tim Komazec seconded the motion. The motion passed unanimously.

4. Guest Presentations

- a. Mark Brinkley, Code Enforcement Officer, Kyle Police Department, mbrinkley@cityofkyle.com
- b. Bradley Hildebrand Jr, Project Manager at RS&H Engineering, brad.hildebrand@rsandh.com

5. Officer Reports

Tim Komazec presented the report from the Board:

- The Facebook feedback has been less negative
- DCC&R's have been updated, and will be ready soon for the public to see (Jeff, Tricia, Tracy S and Tim K)
- Always looking for ways to give back to the community: planning a mobile blood donation, two Hays County food bank gatherings, VA donation drop-off and neighborhood cleanups
- Need more member involvement – please consider volunteering
- In an effort to increase transparency:
 - Detailed board meeting minutes have been posted on the waterleaffalls.com website
 - Waterleaf HOA Facebook page is kept up to date – calendar of events, recycle/comport
 - Emails received by the board are posted online: info, requests, minutes
 - Survey monkey polls
 - Updated newsletter
- More consistent restriction enforcement: Tim completed 2/3 of the neighborhood = 317 violations; he is working with Jim on making the inspections more accurate
- Audits were done by an external company 2014-2015. 2016 to be completed in the coming months.
- All board members completed a board training program
- Dumpster proposal - 80% approval
- Revamping and continually updating the Waterleaf Falls website.
- Updating the HOA corporate binder
- Completed projects

- Flag with lighting at the pool
- Resurfaced and re-lined the pool parking lots
- Replaced the fencing along Waterleaf Blvd and 150 (the fencing that the HOA owns) and ensured gaps underneath were blocked
- More efficient/new way of keeping track of pool parties
- Compiling a list of questions and comments received from members and posting the answers in a document located on the website.
- Obtained three competitive bids before choosing vendor for all contracts last year
- Board is considering how to best use Waterleaf Falls park land and the installation of cameras in the park for a safer neighborhood
- Board meetings have been more structured, with detailed minutes to increase transparency and communication
- All questions/concerns answered quickly via email and Facebook pages.

6. Manager's Report

Jim Smitherman presented the Manager's Report. Goodwin Management, Inc. is responsible for and acts as community liaison for three areas of the HOA:

- a. Overseeing the common areas elements and community contractors which include the pool/amenity center, landscaping and irrigation, and the exterior community fencing.
- b. Accounting for the community.
- c. Deed restriction enforcement which includes driving the community twice a month, dealing with issues arising from these drives, and architectural applications and guidelines.

Jim presented an overview of the financials, delinquencies, and violations of the community and answered questions from the members in attendance. Contact Jim at jim.smitherman@goodwintx.com

7. Board Election

There were four board positions open for election. The nominees were Lacy Goldberg, Warren McEnulty, Maureen Olson, and Kevin Serna. There being four nominees and four positions, the vote was taken by acclamation.

Lacy Goldberg, Warren McEnulty, Maureen Olson, and Kevin Serna were elected to the board.

8. Resident Comments

Residents were given the floor to ask questions and make comments at this time.

9. Adjournment

Tracy Scheel motioned to adjourn the meeting. Tim Komazec seconded the motion. There being no further business, the meeting adjourned at 10:28am.