

Waterleaf Falls HOA Board of Director's Meeting

August 4, 2017

Waterleaf HOA Park 6:30 PM

Date:

Motion to approve minutes:

Second:

Manager: Jim Smitherman

Board Members: Tim Komazec, Tracy Scheel, Randall Whited, Lacy Goldberg

6:30 PM Call to order

Review and approve minutes from July 7, 2016 Board Meeting. Motioned by Tim Komazec Second by Tracy Scheel.

Tim acknowledges all of the work Nola has put into the Board in her months as a member and thanks her for her service.

The board ratifies Nola's email resignation accepting.

Kathy with the City of Kyle is not present. She was planning to speak on the City of Kyle taking over the stormwater drains partly due to Halloween floods, and other neighborhoods of Kyle not being able to afford the upkeep.

Homeowner Comments about drainage ditches.

Manager Report:

Financials and page 9 and 10 of income statement reviewed.

Homeowner Comments about possibly having financials (line by line) in the newsletter, putting financials on the website. Jim will take care of putting financials on Goodwin website. Request also made for specific items where money is spent on improvements, and other items, in the newsletter.

Bids on re-stripping of parking lot reviewed from Jim. Board will do research on the three bids.

Homeowner comments: HOA is in need of some type of contract monitor. Possibly with a punch list to make sure certain things were done before vendors are paid. Lacy is picking up this task.

Member request for an Aerobic class at the pool. Possibly 1-2 times a week.

Fence repair on Waterleaf blvd. 3 bids obtained by Jim; high 42,240 and low (local company) 30209. Board to research companies before a decision is made. Discussion of rebidding to include all HOA fencing. Jim has done work with the two that had the higher bids, but he wanted to include a local company. The higher bids included wood planks already stained at the factory. The lower bid has the planks being stained afterward.

Convenience store update: 5 K paid to HOA and is included in the budget numbers for last month. Document sent to attorney regarding Covenants.

Cast stone address blocks discussed. Tracy Scheel spoke with the KB vendor who did the original. These are 50 per stone, however, bulk would be 35 per. Approximately 215 homes needs replacing.

Homeowner comments: against Cast stone being paid for by the HOA due to possible liability issues and the HOA should not pay for them. Homeowner should be responsible. Tracy to speak with vendor to see how many address blocks would be needed for the bulk rate. Discussion tabled until this information received. Board to look into getting feedback from those homeowners interested in having the address blocks on their home.

Homeowner comment: Board needs to be trained. David Vail will be sent the information to make this happen ASAP, as the Board agrees

Gated Community: City has stated to be gated we would have to take over park, pay the fee that was avoided by KB by their giving the land for the park (approximately \$1,000,000). Waterleaf Falls would also be responsible for road, lamp post/lighting, sidewalk and stormwater drainage. If gated we could install speed bumps. Kyle PD could attend to specific calls, but could not patrol as they do for other violations

It was mentioned that there are several large gaps in fence between our community and the neighboring Mobile Home community.

Brief discussion of having a drive around safety patrol. Board to look into different companies offering this service. Homeowner worried about whether the patrol would do their job.

Rental Property: Tracy to look into how many properties are actual rentals. Governing Doc committee to put this item on the agenda to discuss at a near future date. Board needs to come up with a way to make sure this would be adhered to. Plan could include checking websites for advertisements where homeowners are leasing out rooms.

ARC review: 1 request pending

Homeowner request to put phone numbers on website that are important such as Code Enforcement etc.

Communication:

Last newsletter was out on time. Guideline of dates has been drawn up by Whitney, and sent to all committees to ensure future newsletters are delivered on time. Marquees are updated.

Homeowner Comment: request made for some type of form to have something placed on marquee if needed or wanted. Tracy to request a form from the City of Kyle.

Social Committee: We have no chair or committee but working on it. David Vail will now be the new chair, and will work on a plan for yearly activities for the Social Committee

Governing Docs: Covering all Misc things - Section 6.7. A poll was taken on what kinds of flags to fly, without formal agreement.

Homeowner Comment: Community enhancement fees, request to track where that money is actually spent, and potentially putting this money in its own separate line on the budget. Lacy will take this task.

Neighborhood Watch: Lacy has gathered up some volunteers. Jeff has volunteered a book on NW. Next meeting is 23rd at 6:30 pm

Pool and Pavillion Committee: another trash can will be added due to member suggestion. This cost is 28.00 per month. Pool be open on Labor Day and remain open until the last weekend in September.

David Vail voted in. Tim mentions that with three new board without prior experience, the Board would benefit from his knowledge having some experience with him already. Tim motions, Tracy Seconds, vote passes 4-0

Clubhouse: Homeowner suggestion that the clubhouse should be able to hold 2/3 of the community for meetings. Debbie Conaway will head a task force to determine plans, costs procedures that need to be followed.

Homeowners Comments: Members don't want to pay for clubhouse kind of like toll roads. Just deposits and possible cleaning fees

Violation Fines: need to increase fine to second violation. Board liaison will continue with Governing Doc committee to see this through.

Homeowners Comment: Need criteria for inspections. List for Violations needed. Jim says we have something like that.

Meeting Adjourned at 8:15 PM motion by Tim and Second by Tracy

Executive Session

Out of Executive at 8:42 PM

Vote on homeowner payment agreement. David Motion, Tracy 2nd vote passes 5-0

David Vail will take Social Committee Liaison.