

WATERLEAF FALLS  
BOARD OF DIRECTORS MINUTES

DATE: February 3rd, 2017

Call Meeting to Order (Tim)

**Homeowner Comments** - Is the drainage depth decreasing? What are the specs for the depth with the city? Jim responded that the city came out to check the depth 1.5 years ago and stated all was in good standing. The worry is that the development being built across 150 will add to this flow, since WF is downstream.

It will be in the best interest of WF to sign over the water drainage ditches to the city, as they will be tasked to clear out the trees/brush and dredge as the silt builds. This will be advantageous due to the increased cost of completing this task.

Manager's Report - Goodwin (Jim Smitherman)

Common Area

**Accounting** - nothing out of the ordinary in the monthly report from January. Lacy asked when the last Reserve study was done, which was 2010. Jim will bring up the bids by companies to complete the reverse study, which the board will vote on to have it completed.

Restrictions

Old Business

**Cast stone address block update** - The postcards were sent out to those homeowners involved in this process. Jim will check the exact date that they were sent.

**Clubhouse** - update - Debbie Conaway is unable to continue with this until, at least, March. Tracy is going to speak with Howard Kurtz (from the city) regarding the city planning mtg needed to be had to discuss the initial thoughts/planning (pervious/impervious ground coverage).

**Board training** - update - Tim and Lacy have completed the training. David and Tracy are almost done.

**Cameras for surveillance** for park, pool and areas around pool (where wired connections can be made from the central area (pool) - Jim will bring out Netronics to view the area.

(Waterleaf Safety - police patrol - tabled to April)

**Fencing update** - states the fencing should be complete Friday/Saturday. Jim will walk the fence with Viking Fencing to make sure everything is as it should be. Jim will speak with homeowners where the fencing is an issue to work with them to make sure the job is complete and proper for each home.

**Fence near entrance on New Country** - will be fixed piece by piece, making it structurally sound, until we know exactly what is going to happen with the convenient mart. Jim states the plat does not specifically state which property owns that fence.

Homeowner Presentation NONE

Committees

**Architectural Review** - There was one request. ARC still discussing this request.

**Communication** - The board and homeowners agree that the newsletter looks great.

**Social** - to stop activities until volunteer's step forward

**Governing Documents** - The committee sent the changes made to the lawyer. Tracy will get in touch with the lawyer, as he has questions. The lawyer needs the red-lined copy. Discussion had about having the homeowner voting be online through a third party company that can keep tabs on which homeowners have not yet voted.

**Neighborhood Watch** -to stop activities until volunteer's step forward

**Pool & Pavilion** - pool closed until May - Jim has purchased a wireless valve that will automatically fill and drain the pool so this will no longer have to be done manually, which tends to waste water. He offered it to the board to be used at the WF pool. The cost is \$1500, and will pay itself off in approximately 3 years. The board approved on a vote 4-0.

Tracy will NOT be managing the pool committee for the upcoming season. We will, optimally, need someone to step up and take over the duties:

- Be the point of contact with the pool management
- Be the pool contact with the property manager
- Answer emails regarding the pool
- Ensure the gate is closed at 9 PM, and all guests to the pool are at at the same time when the lifeguards are not on duty.

For parties held at the pool (booked online), the partygoers will be given wristbands to ensure only 20 people are there, with the party organizer given a different wristband to ensure the lifeguards can easily get their attention. 3500 wristbands will cost approximately \$100. The wristbands will be specific to that day so that the wristbands cannot be reused.

**Control of the flag** - Lacy volunteered her husband, Jesse, to be the point person to control the flag when it needs to be at half-mast. Jim will give the keys that control the flag to Lacy/Jesse.

**Nominating Committee** - discuss plan to set up committee, gather interest for the board- Tracy held the first meeting of the committee, which involved 3 homeowners. They have gathered board interest from 4 homeowners. The second meeting will take place 2/9/17, and will requesting the interest form be handed in on 2/8/17 from those homeowners who wish to run for the board.

#### New Business

**Dumpster** - determine dates when 2 dumpsters will return, how many. Next time will coincide with the Garage Sale on Saturday, April 1st. We will also call Goodwill to bring a container as well.

**Food Drive** - pick dates when the community can gather. Twice yearly?

May 6th-12th. Delivery date Friday the 12th

Nov 4th-10th. Delivery date Friday the 10th

**VA Donations** - discuss possible gathering of items to donate to the closest VA location. Lacy to check with HEB about getting plastic bags. They will be delivered to homes with a note on it stating what items the VA would appreciate. If done while the pool is open/lifeguards present, the drop off can be done during these months.

**Blood Mobile** - discuss bringing one to there neighborhood. Jim to call the Blood Bank to see when we can get a mobile blood bank to the community. Date TBD.

**Spring /Summer Fling** - the board may have to organize this, if it is willing. The board will work together, and with Angela McGrady (and whoever else wants to help!) to organize an event that will cater to all ages. This may coincide with the Easter Egg Hunt. IF ANY HOMEOWNERS HAVE IDEAS OR WANT TO HELP, PLEASE EMAIL THE BOARD.

**Inspections** - Review the information/advice given to Tim in regards to the neighborhood tour done with Howard Connell (homeowner). Tim to draw up a letter listing landscaping and home infractions per the DCCnR's to send to homeowners, as the biggest complaint within the Survey Monkey poll was to have the board hold homeowners responsible for their homes per DCCnR coding.

**Entrances to community** - walls need to be water blasted, hedges trimmed, weeds removed, trees overhanging sidewalks along 150 - Jim states that the entrance clean up was already scheduled for 2/7/17. It was brought up that this should be done more often, but also that there should be some vegetation taken out so the Waterleaf signage is never covered up. Jim to speak with John of landscaping to evaluate what we can do. After 2/9/17, Jim will have the entrance walls power washed. The trees will also be trimmed.

**Annual Meeting** - confirm date, place, time and speakers. Jim will reserve the Old City Square building for March 25th (Saturday). The meeting will take place 9:30-11:30. Jim will confirm with Animal Control and Code Compliance to be the guest speakers.

Other Info

No March MONTHLY board meeting, as the annual meeting will take its place.

Garage Sale April 1st. Will coincide with the next dumpster/Goodwill container drop off.

Homeowner Comments **NONE**

Adjourn

Executive Session

Violations Legal

Delinquencies

Oral Summary of Executive Session

DRAFT