

WATERLEAF FALLS

BOARD OF DIRECTORS MEETING MINUTES

DATE: January 5th, 2017 from 6:30 - 8:00 PM

Call Meeting to Order (Tim) 0:30. Tim Komazec, Tracy Scheel, David Vail and Lacy Goldberg present

Approval of December board meeting minutes - done by vote 4-0

Homeowner Comments (sign up for this is mandatory if you want to speak before the next section) 10:00

Lacy (as requested from homeowner) gave comment about putting up signs at post office boxes for more information distribution.

Another comment about new fencing not having toppers, and not angled at top. There were no plans to have this done along Waterleaf. Topper will be done along 150.

Manager's Report - Goodwin (Jim Smitherman) 5:00

Common Area

Accounting - Jim states the financials have looked great all year long. The surplus in funds are accounted for by not having to turn on the sprinklers with all the rain. Essentially, this surplus paid for the fencing replacement done along Waterleaf Blvd and 150.

Restrictions

Old Business

Fence - final update with Viking Fence (Jim) - homeowner question about toppers for fence along Waterleaf - 3:00 - the fence along Waterleaf blvd has been completed. The fencing along 150 should be done in about 2 weeks.

Cast stone address block update (Tracy) 2:00 - postcard requesting which homeowners would like the cast stone address blocks to be sent out later than expected due to holidays (1/8). Request deadline will be 2/15.

Clubhouse - update (Debbie Conaway). need new liaison 10:00 - Debbie had stated that there was no update at this time. She will look for a new architect and plan a date for a meeting with the city planner (that will include board members).

Board training - update (Tim and board) 2:00 - Jim Smitherman sent out the username/passwords to each board member on 12/21. The goal to have this completed is 1/31. There are 4 hours and 15 minutes of videos.

Shelving in storage closet (Jim) 1:00 - are in the closet and being used.

Waterleaf Safety - Jim has bids for off-duty officers to patrol neighborhood (Jim) - 5:00 - City of Kyle costs \$80/hr. Hays County costs \$60/hr. With discussion amongst the board and homeowners, it was decided to table (with a vote of 4-0) this until the April meeting when we can discuss options of hiring them between end and start of school, as well as holidays. The board understands, with input from the homeowners, that this is not the answer to everything, but it can be a deterrent.

Flagpole - Update (Jim) - 3:00 - flagpole is up and in and looks great

Bids for more swings, moving current swing set areas, toddler plays cape and coverings - (Jim) 5:00 - board needs to wait until decision of clubhouse is made before acting upon this.

Cameras for surveillance for park, pool and areas around pool (where wired connections can be made from the central area (pool) - Jim 5:00 - switch from ADT to Netronics was done. Netronics came out and looked at the camera system we currently have. To have a 8 camera system (2 cameras facing 4 directions, with one camera being wide angle and the other being a license plate reader) at one entrance will cost approximately \$15,000 (cameras, pole, wiring for electrical).

To have the pool camera system re-done so that the cameras are of very good quality and there are clear views of everywhere in the park, pool and parking lots, it will cost \$10-15,000. The board approved 4-0 that Jim bring in Netronics for an official survey of the pool and area. Board members will be present. Jim to set up this meeting.

Homeowner Presentation

none

Committees

Architectural Review 0:30 - **no requests last month.**

Communication - templates cost for each month - 3:00 (Angela) - **Angela unable to make it at the last moment. no update**

Social - to stop activities until volunteer's step forward 0:00

Governing Documents - 2:00 - **the finalization of the changes will be reviewed on 1/9. The changes to the DCCnR's will then be handed over to the board and the lawyer for final review. After that time, the changes will be presented to the community. THE CHANGES CAN ONLY BE MADE IF THERE IS A 2/3 (OF THE TOTAL HOMES IN THE COMMUNITY) APPROVAL ON THE CHANGES, per Jim (he will ensure this is correct). It will be very important that as many homeowners vote as possible.**

Neighborhood Watch -to stop activities until volunteer's step forward 0:00

Pool & Pavilion - pool closed until May - start discussing how to get all homeowners/renters to sign on pool rules ensuring everyone knows the rules ahead of time - 5:00 - **board and community started discussing ways to ensure all homeowners/renters know the rules of the pool before entering the pool for the first time. An idea was to turn off all pool cards now. Then, the homeowner will need to sign into their Goodwin account and sign off that they acknowledge understanding the pool rules (and will abide by them). Besides the obvious, another positive to this is that there are likely some cards floating around that should not be turned on. Lacy brought up an idea that all people entering the pool state aloud the rule of the week. The ultimate goal is to ensure everyone's safety and allow everyone to enjoy the pool. THERE WILL BE A MESSAGE DEVELOPED TO INFORM ALL HOMEOWNERS SOON.**

Nominating Committee - start discussing plan to set up committee, or do we even need a committee? need new liaison - 5:00 - **Tracy Scheel is the new liaison. Abby Crandall is the only member of the group. We need more members to assist Tracy and Abby to recruit, then sort through the applications for the HOA board voting process in March (annual board meeting).**

New Business

Annual board meeting - 10:00 - **Jim to look into renting the same place where the annual meeting was held last year. Ideas for presentations - Code Compliance and Animal Control.**

Homeowner Comments 10:00 - **Larry Simeone brought up the idea of switching to LED lighting around the pool to save money on electricity. (Board will discuss this next meeting).**

Adjourn

Executive Session

Violations Legal

Delinquencies

Oral Summary of Executive Session