

WATERLEAF FALLS

BOARD OF DIRECTORS MEETING MINUTES

DATE: November 3rd, 2016

Call Meeting to Order (Tim)

Review and Approve Minutes (Tim) - Minutes approved by the Board, 5-0.

Presentation from city of Kyle (Storm water ditches, Kathy Roeker) - This took 30 minutes to complete, as many questions were asked/information given.

The draft ordinance can be viewed at kylestormwater.com. The city council already held an initial vote, and it was approved 5-0. The next and final voting will take place Nov 15th at 7PM. If you want your voice heard, you need to be there. There will be no exceptions of any homeowner/HOA within Kyle, as far as the increase on the sewer utility bill.

She is working on a team that is looking at storm drainage and flood control mitigation utility. The drainage systems in the state started in the 80's, and there is a need to maintain the infrastructure before it gets out of hand. There are more homes/communities being built, and this means more run-off from cement, pavement and roofs. Some of the easements are owned by homeowners in Kyle, and are not always maintained. There is a large need for all easements to allow the water to flow smoothly out of the city, or silt deposits and debris are allowed to form, obstructing this flow and causing an overflow of the easement banks. Kathy stated that the silt build up would likely occur in about 5 years. This is a huge cost to the communities if they are still on control of their easements. We currently have a lot of trees in the easements. Jim got a bid, and stated it would cost \$25,000 to have the trees taken down across 150 between New Country and New Bridge. This is a small portion of the trees needing to be removed.

There is one piece of easement the city already owns, and it sits behind our park (on Sheep Trail) and extends toward the trail. Right now, they are still in the process of trying to formulate their plan, for a team and buy need machines. The project would start as of January 2017, but residents should not expect the mowings to occur right away. There is also no timetable for when they will complete the mowing. This cost is \$5/month on the sewer utility bill to assist in paying for this service.(with companies in Kyle paying more). The HOA's can deed over the easements to the city for which they are responsible.

Right now, each homeowner pays \$1/month for approximately 8-9 mowings a year (the board approved increased number of mowings recently).

Homeowner Comments - none

Manager's Report - Goodwin (Jim Smitherman)

Common Area

- Accounting - items in the budget are looking very good, with many items being under budget, like water due to increased rain this year. The community has \$630,399.55 in assets.

Restrictions

Old Business

- Fence - update with Viking Fence (Jim) - This will be a 3 week project. No fences will left down unless the fencing company has to replace a pole. If that occurs, an orange safety fence will be put in place. Email will be sent to the homeowners affected by this project once the start date is finalized. It will likely start shortly after Thanksgiving, as the fence is in production and being stained.
- Cast stone address block update (Tracy) - Tracy needs to find the letter and send it to Jim to progress this issue.
- Clubhouse - update (Debbie Conaway) - Debbie not present. There was mentioning of increasing the size of what we already have with a different design to suit the needs of a closed in area, but without it costing the HOA too much money. This will be discussed next meeting.
- Board training - update (Tim) - The board will enlist in an online training. Tim sent HOA board training materials (which he got from Jim and other sources) from the internet to all board members for review. Jim will get the license key for the website training. All current/future members will complete this online course.
- Easements and City of Kyle - as noted above in presentation.
- Shelving to storage closet at the pool for purchase made by the Board for the Association (board) - Jim to get 2 wide shelving units for the pool storage room

- Waterleaf Safety - Jim has bids for off-duty officers to patrol neighborhood (Jim) - Police surveillance (Jim) - Homeowners should call Kyle PD if they want a patrol car to come out and watch cars for speeding or going through stop signs at a specific place. the non-emergency line is 268-3232. Jim got costs for Hays County off-duty officers for patrolling WF. The cost would be approximately \$105/hour. For 5 hours/week, this would cost \$25,000 per year. The board agreed that this expense,. Jim to ask Kyle PD for bids for cost of 4-30 minute slots over the course of the week.

Kyle PD will be patrolling the neighborhoods looking for cars in driveways blocking sidewalks and parking in the wrong direction on streets. If homeowners do not call, they aren't part of the solution.

- Flagpole for community (Jim) - flagpole was voted and approved 5-0. It will be installed in about a week. The 30' flagpole with line inside the pole and an unground LED lighting system will cost \$4,712.

Homeowner Presentation

none

Committees

- Architectural Review - nothing remarkable
- Communication - Tracy hands over marquis items to Tim for future completion. Angela McGrady working on the website and newsletter at this time. She is in the process of getting templates upon which to easily add items to the website and complete the newsletter in a more timely fashion.
- Social - to stop activities until volunteers step forward 0:30
- Governing Documents - Next meeting Nov 7th to finalize all changes. Sections 1-5 were reviewed by the lawyer. He states that nothing needs to be done to this section. The thought from the Gov Docs was to remove "KB" from all areas within the sections 1-5. There is already a clause stating that KB's right to anything in the community once all homes are built and no longer in control of any part of the land within the community.
- Neighborhood Watch - no members at the last 2 meetings. There will be one more before NW is officially suspended due to no participation from the community. The FB page has 40 new followers.
- Pool & Pavilion - pool closed until May - Jim to find out when the chairs at the pool will be put away by Austin Pool Pros.

New Business

- 2017 Budget (Jim) - The board voted in the 2017 budget 5-0. Though it is a small decrease, the board approved a decrease in the fees to average \$31.50 per month. The budget will still allow for the same amount of money to put into savings, based on 100% collections (which Jim stated is what it should be).
- Email blasts (Tim) - Jim states one response stating "to please not flood my inbox", 7-8 other positive responses. At the meeting, one homeowner stated she did not read them, the other homeowner appreciated them.
- Park/pool signage for towing/parking hours (Jim) - signs to be posted late next week that will not allow parking to occur between 11PM and 5AM on any day. Towing will be enforced.

OTHER ITEMS

- Christmas lights to be put up very shortly after Thanksgiving.
- Jim ordered solar powered lights for all of the marquis (3) at \$20 each from Amazon.
- Tracy wants Jim to get bids for moving the current swing set back in the park, and then have 2 infant and 6 regular swings. Also to get a bid for coverings over the play areas (Jim stated this would cost about \$25,000-30,000) and a toddler playscape.

Homeowner Comments - none

Adjourn

Executive Session

Violations Legal - This year has proceed 1,067 violations, with landscaping totaling 542, trash can 286 and unsightly condition 74. Those are the top 3 of the 16 types of violations.

Delinquencies

Oral Summary of Executive Session