

Waterleaf Falls HOA Board Meeting

October 6, 2016

Board Members – Tim Komazec, Lacy Goldberg, Tracy Scheel, Randall Whited, and David Vail
Property Manager – Jim Smitherman, Goodwin Management

6:34 pm Motion to start meeting by Tim, Lacy 2nds

Time Review Minutes-Tracy motions to approve September 1, 2016 minutes. Tim Seconds. Pass 5-0

Homeowner Comments

Tracy read comment to Board to consider using lifeguards on summer only, wants pool open longer (Linda Emanuelson)

Managers Report -Jim

7 page packet 620155 on books Page 8 balance sheet Need to open reserve #4. Page 9 and 10 income statement, page 11, budget no legal fees for September. Jim states our numbers look great. We are mostly under budget in all categories.

Old Business-Tim

Parking lot redo is complete. Fence update- replacing HOA owned signed contract sent in. Wayne working on logistics. 3-4 weeks out from starting.

Cast stone address blocks, Tracy gave list of addresses to Jim. This is for old homes who may want . Homeowners can purchase at a discount and install themselves.

Clubhouse- Jim and Debbie contacted architects firm out of Austin. Architect lives in Buda. Need to go to the city and talk to civil engineer.

Board Training- Gathering info group in Austin that may do online board training. Investigating this.

Easements- Tracy says there is a public hearing November 15th at City Council. In regards to City taking over with a 5.00 a month per home fee billed to the homeowner.

Clean out trees in easements- Jim to get estimate on doing this.

Homeowners Comments

Josh presentation- Issue with trash more evident when construction was goin on. Josh proposes having a roll off dumpster 4 times per year. One day the dumpster stays here. TDS allows 1 free annual pick up 3 yards. No paint gas or prohibited items. The roll off would be staffed with volunteers. Roll off collected at end of day. Questions of how much each household can dump. Would need 1-3 volunteers. Tracy makes motion to go with Josh proposal. Looking at January 6, 2017. Tim seconds. 5-0. We need to work on location possible parking lot. Limited access.

Committees- Tim

Arch review- nothing this month

Communication- Lacy said newsletter is nice and web site is getting easier to navigate.

Social- no social committee. No interest per David Vail.

Gov Docs- Tracy done with DCCRs need to finish bylaws.

Park and Pavillion- Pool is closed. Issue with extending is people do not close gates. Tracy motions pool to close in Sept. Passes 5-0

Neighborhood Watch- Lacy attends meeting. We need help in this area. National Night out was successful. Continue with monthly meetings. We need a chair to step up and volunteer. We are asking local law enforcement to come to a meeting.

Budget- Jim

Leave assessments alone with what we are planning. Based on actual numbers or contract management fees. 4 percent increase in insurance.

Other

Survey monkey results- Tim discusses results and common requests.

Waterleaf Safety- Jims talks about patrols marked cars 2 x a night 10-6 costs about 1k per month. Josh brought up using actual officers to patrol as a more cost effective measure.

Flagpole for Community- Commercial pole. 30 ft by 5 inch pole. Possibly use Austin Flag and flagpole. Needs to be lit up at night. Looking at 2-2.5 k for total install. Jim to get bid by next meeting.

Fence between Waterleaf and Sunset Ridge getting knocked down. Decision to leave open to allow passage and to cut down on breakage along the property line.

Homeowner comment- request to cover plays cape and basketball court. We will investigate costs.

Tim adjourned the meeting at 8 pm. Lacy 2nds.