

Waterleaf Falls HOA Board of Director's Meeting

September 1, 2016

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, David Vail

6:30 PM Call to order

Review and approve minutes from August 4, 2016 Board Meeting.

Homeowner commenting on what was going on and Tim explained the process of approving the prior month's minutes..

Jim's Manager's Report:

Typical summary. These numbers are the same (from the month of July) because it was September 1st so no numbers are available for August. New financial numbers are available as of the 3rd of each month. Balance sheet, collections, income statement reviewed. In all general categories, we are under in expenses except for insurance. Financials look great. 2017 Budget draft is available for review. Two different drafts, one with lowering annual dues and one without. August numbers will be ready in a few days and will be sent to us. Tim asked why insurance was over, Jim stated we didn't budget enough.

Tim: Pool parking lot - proposing the middle bid based on Lacy getting references. We are going to use APAC to reseal and line parking lot. Vote taken. Tim motions (homeowner comment about reseal what does that mean. It is a heavy duty blacktop coat and restripe) Bid was \$4945.00. (more homeowner comments about city street and lighting) Tracy motions to use APAC for 4945.00 to reseal and restripe. Tim seconds motion. Passes 5-0

Fence update: Jim had gotten quotes with 3 bids. Map included in packet to include all Waterleaf owned fences (along Waterleaf Blvd and along 150). Lacy had called for references. Lacy states that references checked out for all three. We were looking at highest bid due to it being a prestained picket price. Jim stated Empire is using two rails where Viking is using three rails. Tim stated staining in factory would be best. Homeowner asked for clarification on fencing. To include 150 fencing. Letters will go out to notify per Jim. 72 hour notice prior to fences coming down, fences will be down and back up in one day if not there will be an orange fence put up. Concerns about fences coming down by homeowners due to liability with homeowners who own pools. Jim stated that they will put up a more durable fence for those homes. Tim made a motion to use Viking for fence. Tracy Seconds. More homeowners stating is it the same style (which it is). Passes 5-0

Tracy update on cast stone address blocks: If we get a group who wants a white stone address blocks. We were looking to get them for older homes. Last month we proposed HOA pay for them so now we

are sending letters to those homes that do not have the blocks. the home will have a date by which they have to express interest. if the homeowner wants it they, will have to pay for it themselves and install it themselves (per HOA guidelines). Question asked about whether we want homeowners to pay up front or put on ledger. Homeowners comments that they homeowner should pay up front. So we all agree Homeowner will pay up front.

Gated Community update: Tim states after discussion last month of taking over park, roads and lighting, we will not entertain a gated community at this time due to costs and Homeowners wanting dues lowered.

Other info: Homeowner wanted an application to request events be listed on Marquees. The application is now available online. Requests can be made, and board will approve or disapprove. This application is now on the Waterleaf Falls website.

Question about rental properties - Tim researched and sent list of rentals within Waterleaf Falls on Air bnb to Jim for follow-up.

Suggestion to disclose financials. Next month's newsletter, Lacy will be working on what we have spent money on in that month. Tim asks if it was ok to post. Jim states we have put up the current balance sheet on Goodwin website. Tim asks if the balance sheet can be put on our site, Jim said it should be private. So, the Association can now know financials by logging onto the Goodwin site. Homeowner wanted to see line items to see what is spent.

Clubhouse update: Debbie spoke with Jim at length about clubhouse and how to approach. Talked about taxes and insurance, maintenance, porter, upkeep of building, true maintenance, cost of building and regular routine costs. Possibly look for a homeowner who is licensed and bonded to upkeep clubhouse. Security system, utilities, maybe 250k for just building. Talked about paying for building outright since we have the funds. Architects being sought to look at the land. We are just in the beginning stages. Jim states we have the numbers to support this idea. Jim will send recommendations for Architects. Homeowners comments regarding clubhouse about renting vs no fee. Policies will need to be in place for the clubhouse. Tim motions to allocate 2000.00 to get an Architect out to look at property. Lacy seconds the motion. Will be paid out of non recurring capital improvement. Passes 5-0

Board Training: Spoke with trainer and she wanted to know when folks were available to do the training. The cost will be 300.00.

Proposal to lower dues: Possibly lower it by 40.00. Lacy states that depending on the clubhouse we may need to delay lowering to see what the costs are associated with the clubhouse.

Tracy talks about the easements in the neighborhood and the City taking over maintenance of drainage easements. City is thinking of doing this (public hearing will happen on this)maintenance from fence line to fence line, and maintain it. Residents will see a 5.00 stormwater drainage mitigation fee. 60.00 annually. Currently we pay 12K for this service. Nothing is set in stone. no public hearing as of yet. The question Jim has is how much is the city going to maintain. Right now we increased to 9 times a year. When there is water in drainage our person cannot get into the ditch, and the city has the equipment to

be able to do this. Homeowners comments on how quickly will the respond to issues. Tracy laid out examples of how quick they will be in response. Lowering dues is tabled until clubhouse and to see what the city decides about drainage.

Committees:

Arch review: David states nothing out of line. Two requests this month.

Communications: We need help with communications. If anyone can help we need it for the newsletter and website. Newsletter will start being revamped. It will look better and updated.

Social: No one is on Social. We need assistance with Social committee. Right now there are 6 events a year unless we get folks to help out for more.

Governing Docs: review of by-laws will finish on Sept 10 and Sept 17. Still waiting on something from lawyer for Sections 1-5. Section 6 is done. We will send to lawyer by end of September. Before it goes to the lawyer board will review to make sure we are in agreement. And we will have a special meeting along with open forums. Possibly having block captains help with going around for voting on the new bylaws. Once we get quorum, we can call meeting and vote.

Neighborhood Watch: Lacy states we need help. Lacy had first meeting. We need a chair for the committee. We have some things that we are going to put together as proposals on how to gain more visibility. Looking for block captains. compiling list of block captains. Lacy is responding as fast as she can. We are registered for National Night out. We need help and ideas to make it successful. About 2k was spent last year. Lacy requests a budget of up to 2K for costs this year. PAWS animal shelter is willing to bring animals, bouncy houses, glowy things, handouts, hot dogs, chips, frito pie. Question is, will we allow vendors come and pay a fee to donate? Would want it donated to community. October 4th, 6 pm til sundown. Would love to facilitate anything fun and open to suggestions. Homeowners question do we know what money was spent on last year. Prizes, games, food, raffles. Homeowner comments about letter (to companies as sponsors) for National Night Out that was sent out months in advance.. Also what about opening pool for that night.

Lacy states getting used golf carts with go pro cameras for Neighborhood watch. Spread out times. For visibility that we have Neighborhood watch. This may assist in finding issues with lighting etc. Homeowner questions where would they be stored. (Golf carts) Lots of Homeowners talking about reaching out to community to volunteer. Budget for 2016 is 2500.00. September 27 is the next neighborhood watch meeting. Lacy asks for email suggestions.

Pool: Closes Sept 25, will be open Labor Day. Question about pile of trash, bulk pickup has been scheduled for following week. Quotes included for next year. Same schedule as last season. Same cleaning, lifeguard exactly the same. Tony is best priced and close by the help with issues. Discussion on rules and revamping the rules. Does Austin Pool Pro do porter service and they will, but Jim says not to rely on them to be porter, that we should use a separate porter. Tim motions to use Pool Pro for next year Tracy second. Passes 5-0

Questions about fence between mobile home park, fixed and already broken. Jim to give options on what we can do about this.

Jim: Budget 2017 numbers in packet going over the budget for next year. Included budget with same assessment and one with less. Asks board to look at budget. Email thoughts. First draft. October meeting will go over in more detail. November to be approved.

Volleyball sign up on light post. We requested another one on opposite side of pole.

Reserve account will open in September.

Attorney wants us to meet at his office. Basic meet and greet.

Tim states forced mow planned this week and three additional next week. Trying to enforce rules more.

Survey Monkey gone over. Rules enforced, number one complaint. Gated entry was discussed, Speed bumps cannot be done as City owns roads. Dogs out and in front yard. We are reminding people of rules and laws consistently. More lighting which is responsibility of the City of Kyle. Monitor Rental properties. Fences. Get rid of HOA. Decrease property taxes (also not HOA jurisdiction). Have a successful neighborhood watch. Response time is slow - all emails have been answered quickly. Board rudeness on facebook complaint. Bickering within board, none to date with new board.

Homeowner Comments:

Board does a lot of work, is there any way for them to be compensated - Cannot be compensated nor paid.

Is there a way to waive HOA dues? - No that is not possible.

Jean Putnum brought chocolate.

Two suggestions from Homeowner. Meeting to be more structured and every other meeting have suggestions.

Close of Homeowners comments.

Adjourn meeting 8:11 pm to Executive Session