

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING

DATE: May 4th, 2017

6:30 - 8:00 p.m.

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

AGENDA

Call Meeting to Order (Tim) 0:30

Review and Approve Minutes - 1:00

Removal of board member - 2:00 - Jim to send Kevin Serna a letter requesting his resignation, or his resignation will be accepted if no response is given within 10 days.

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

Place bullet point financial expenditures in newsletter (**WILL BE DONE**)
financials (abbrev. version) in newsletter (**WILL BE DONE**),
send budget/financials via email (**WILL BE DONE**), minutes in newsletter (**THIS IS AL-READY ON THE WEBSITE AND SENT VIA EMAIL. WILL NOT BE DONE AS THIS WOULD ADD MORE MONEY TO THE NEWSLETTER BY ADDING A PAGE**),

allow more than one homeowners email to have emails sent to them (**THIS CAN BE DONE. JUST CONTACT JIM SMITHERMAN**).

Graffiti on a bridge. (**JIM WILL CONTACT CITY ABOUT WHOSE RESPONSIBILITY IT IS. THE BOARD WILL ENSURE THIS IS FOLLOWED UP ON. THE BOARD NEEDS TO COMPLETE A WALK TO FIND ALL GRAFFITI IN THE NEIGHBORHOOD.**

The retention pond on Violet - **THIS IS NOT HOA OWNED**
PROPERTY
Removing trees in the drainage easements - **this would cost thousands of dollars, and the HOA will wait for the city to take them over to get that job done.**

Lifeguards - **THE BOARD WILL REVIEW THE NEED FOR LIFEGUARDS AT THE SEPTEMBER MEETING WITH THE THOUGHT OF SIMPLY HAVING A GATE MONITOR CHECKING PEOPLE IN TO THE POOL.**

Mailbox requested to be moved on Tower from homeowner 177
Tower as the mailbox is very close to his driveway, making a safety concern for children playing in the street, inability for visitors to park in the area and also getting complaints from the mailman about not being able to get close to the mailbox to deliver the mail. **The board approved this move 4-0, based on all of the above statements. This will cost \$150 to lay down a cement slab. The post office will do the rest.**

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

Common Area

Accounting

Restrictions

Old Business

Clubhouse (Tim) - update - 0:30 - to start up discussion when appropriate information collected around what to do with space. **TABLED UNTIL JUNE**

(Tabled until board meeting - swings, moving current swing set areas, toddler plays cape and coverings) - **TABLED UNTIL JUNE**

Cameras for surveillance for park, pool and areas around pool - Tim 5:00 - Board to review 3 bids and vote - **VIPER WAS CHOSEN BY THE BOARD 4-0, ON THE STIPULATION THAT VIPER CAN USE THE CAMERAS WITH DOMES, AND NOT JUST ALL TURETTES.**

(Waterleaf Safety - police patrol - tabled to April)

DCC&R's - new layout, updates and voting (Tim) 0:30 - waiting for lawyer to give them back, approved - **LAWYER WILL HAVE THEM BACK SOON**

Reserve study update (Jim) 2:00 - **JIM WILL PRESENT THIS AT THE NEXT MEETING**

Board training new board members - (Tim) 1:00 - **WAS JUST SENT TO THE NEW BOARD MEMBERS LAST WEEK. MAURENN AND WARREN WILL COMPLETE IT BEFORE NEXT BOARD MEETING.**

Presentation - Kim Hilsenbeck from the city of Kyle to answer your questions. **KYLE AREA YOUTH ADVISORY COUNCIL - ANYONE BETWEEN THE AGES OF 14-18 INTERESTED IN JOINING, CONTACT KIM.**

<http://www.cityofkyle.com/recreation/kyle-area-youth-advisory-council-kayac>

Committees

Architectural Review 1:00 - Smart webs update from Jim - **THERE HAVE BEEN SEVERAL HOMES STARTING PROJECTS WITHOUT ARC SUBMISSION. THESE HOMES HAVE BEEN GIVEN NOTICE TO SUBMIT TO THE ARC BEFORE CONTINUING**

Communication - 3:00 - **ANYONE INTERESTED IN ASSISTING THE COMPLETION OF THE NEWSLETTER AND/OR WEBSITE ARE WELCOME!**

Social - non-existent

Governing Documents - 1:00.

Neighborhood Watch - non-existent

Pool & Pavilion - update from Lacy - 5:00 **New volunteers to take over Pool Committee!**

Nominating Committee - 0:00

New Business

August 12th - mobile blood bank coming to WF - (Tim) 5:00 - need to plan other items with it. **WILL BE DISCUSSED AT FUTURE MEETING.**

SmartWebs update for Violations - (Jim) 1:00 - **NOT YET READY TO LAUNCH THIS PROGRAM. THIS WILL ASSIST IN MAKING THE VIOLATIONS BE UPLOADED QUICKLY AND MORE EFFICIENTLY, AS WELL TO ALLOW EASIER ACCESS FOR THE BOARD TO SEE.**

Homeowner Comments 10:00

Adjourn

Executive Session

Violations Legal

Delinquencies

Oral Summary of Executive Session