

WATERLEAF FALLS

BOARD OF DIRECTORS MEETING

DATE: July 6th, 2017

6:30 - 8:00 p.m.

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Meeting Minutes

Board: Timothy Komazec
Warren McEnulty
Lacy Goldberg
E. Maureen Olson

Meeting Highlights:

Tim Called Meeting to Order - 0:30

Review and Approve Minutes - 1:00

Update on the need for new board member - 0:30

Presentation by Tony from Austin Pool Pros - 15:00

- Tony from Austin Pool Pros came to answer any questions from the residents. Quotes are currently being gathered to change the way the chlorine is administered (automatically) into the pool due to maintenance. Resulting in less busy work for the lifeguards allowing them more availability to supervise from the towers & be at front check in desk.
- Tony explained on how the lifeguards are currently being utilized - two lifeguards on chairs at all times with the front gate monitor needing to get up at times to take care of the other items for which they are responsible (checking chlorine levels, straightening chairs around pool, re-stocking bathrooms). Card collection will continue.

Homeowner Comments:

- (If you want to discuss your concerns before the next section, sign up is necessary) 10:00
- Resident brought up a concern regarding small children left alone in kiddie pool. Tony will present this concern to lifeguards.

5:00 - Manager's Report – Goodwin provided by Jim Smitherman:

- Common Area
- Accounting
- Restrictions

Old Business:

7:00 – (Tim) - Park/Clubhouse Discussion update -Board to present consultants proposed plans based on survey monkey poll results

- Most voted on survey items: #1 Splash Pad, #2 Swings, #3 Benches around park. Board is still waiting on reserve study to determine how to go about these survey items. Other idea was to have a walking path with workout stations, pickleball court, concrete cornhole stations, horseshoe stations.

1:00 – (Tim) - Surveillance cameras for park, pool, and surrounding pool areas - (CLOSED) See below.

- Cameras are surveying all angles of the pool, parking lots, park areas, and including the basketball court. The board is notified of “events” by Viper Solutions. The board reviews these videos, then act upon them as necessary. The surveillance footage is clear, faces and license plate numbers are identifiable.

5:00 - (Board) - Waterleaf safety and summer police patrol

- Board is in discussion with Kyle Police Department regarding police reports/feedback based on what activity they have been seeing in neighborhood and to ensure they are held responsible for the time we are paying them to be here.

0:30 (Tim via Tracy) - DCC&R's, new layout, updates and voting

- Currently still in Lawyer's possession. Tracy will follow up again. Maureen has offered to take on the task.

2:00 – (Tim) - Reserve study

- Received by the board. Board will study it with Lacy (treasurer) create a budget to build up/expand the park.

5:00 – (Tim), BBQ Cook-off, Bouncy house and mobile blood bank coming to Waterleaf Falls

- Scheduled for August 12th
- Still in discussion. Currently looking to add other games & events to the cook-off

1:00 – (Tim) - SmartWebs update for Violations

- System glitches have been resolved. This system will be utilized in 1-2 more drivers.
- This will allow for all violations to be emailed, fined violations will still be sent as certified mail.
- This will cut down on costs for all the violations being which are being mailed.

2:00 – (Tim) - Upgrading park lighting to LED lighting

- Jim currently has 3 bids
- Lower operating cost – (It would take 2-3 years for LED lighting to pay for itself). The board voted in favor of proceeding with this, using MRP Services (\$13,598), with the stipulation that there is sufficient warranty.

2:00 - (Tim) - "No Trespassing" signs for the pool (during off hours)

- Signs have been purchased. Waiting on bid for painting and removal of rust on fence.

2:00 – (Tim) - Purchase inflatable movie screen and projector to have frequent movie showings

- Board will proceed with a standing movie screen and projector, inquires for the best deal on movies

5:00 - (Tim) - Survey Monkey

- Tim went over all the survey monkey results and will form a document to be sent to all homeowners. Before the board moves forward on any park designs, the Board must budget from the reserve study, & see if a dog park is possible (Tim has contacted the proper pathways of the city to get a definite answer. He was under the assumption that the information he was given was the correct information, but this was not written anyway, so pursuing the absolute answer is needed.)

Committees:

1:00 - Architectural Review

- Jim is following up with homes not contacting the ARC before starting their projects.

1:00 - Communication

- New team taking care of newsletter, website and marquis.

0:00- Social

- non-existent

0:00 - Governing Documents

- non-existent

0:00- Neighborhood Watch

- non-existent

2:00 – (update from Lacy) – Pool & Pavilion

- Homeowners want the pool opened later in the season
- The board is having a zero-tolerance rule for altercations with lifeguards AND homeowner/families. Each case will be determined separately. Residents are losing their pool privileges until start of 2018 if abuse is noted and supported by other homeowners. If any homeowner has an issue with the lifeguard, they must inform the board so the board can review the incident. It would be best if you have supporters of your complaint, as the lifeguards do the same. If a complaint has been raised against a lifeguard, we speak with Tony (form Assist Pool Pros) about it.

0:00- Nominating Committee

New Business:

4:00 – (Tim) - Volleyball Tournament

- Scheduled for Saturday, July 29th time TBD
- Discussion of adding prizes for winners of the tournament. More details to follow. If you are interested in playing with a team, or want to join a team email the board at waterleafboard@gmail.com.

3:00 – (Tim) - Investing in solar panels on the rooftop of pool house

- Jim to gather information for this meeting
- Board still has a while to go on solar panels on pool house (part of roof facing the pool). We are ensuring it is cost effective as a long-term benefit to the finances of the community. This may assist in decreasing dues.

5:00 – Other Business

- NONE

10:00 - Homeowner Comments:

- NONE

Adjourn:

Executive Session:

Violations Legal:

Delinquencies:

Oral Summary of Executive Session: