

WATERLEAF FALLS

BOARD OF DIRECTORS MEETING

DATE: December 07, 2017

18:30 - 19:30

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Minutes

**Committee:** Timothy Komazec  
Eyad Almalood  
Warren McEnulty  
Lacy Goldberg (absent – excused)  
E. Maureen Olson (absent – excused)

**Meeting Highlights:**

Meeting called to Order (Tim) - 0:30

Maureen notified the board that he will miss the meeting as she is out of town  
Lacy was caught up in the weather affected traffic and notified the board that she will probably miss the meeting

Review and Approve Minutes (Board) - 1:00

Approved (3/0)

Presentation - None

Homeowner Comments (signup is mandatory) – None

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

**Common Area**

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**Accounting (Jim)**

Accounting figures show a slightly increase over budget but that's due to deposits made for the park upgrade and unforeseen maintenance expenditure. On the positive side, we have managed to significantly reduce outstanding HOA fees and fines. Collection team has been clearing up these overdue collections especially those that have been pending for a very long time.

**Restrictions**

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## Old Business

Park/Clubhouse (Board) - update - 5:00 – Jim updated the board with the following

- Total production period for playscape & swings has been set to 6-8 weeks
- Installation date set for the 4<sup>th</sup> of January 2018. Completion no later than the 8<sup>th</sup>
- Trail will be set immediately after the playscape and swings installation. 2 weeks
- Workout stations and equipment to be installed after trail is installed 2 weeks
- All work to be complete by 3<sup>rd</sup> week of February 2018

DCC&Rs – final discussion on amendments/changes (Tim) - 5:00

- New legal counsel to review - Connie Heyer with Niemann & Heyer, L.L.P.
- Suggestion to allow front doors of homes to be of any color of the owner's choosing provided it's a solid color.

Landscaping changes at the front of entrances (Tim) – 2:00

- Trimming of plants done
- Removed dead or destructive plants. More will be removed next week

Audio/Microphone system at pool entrance (Jim) – 2:00

- Signs have been put up at the pool area
- Jim suggested that a sign be also put up on either side of the pool building
- Audio/microphone is now active
- Process is being drawn by legal for requests made to get a copy of audio/video

Legal Counsel (Jim) – 2:00

- New legal counsel, Connie Heyer, is on board and is reviewing all documents and processes
- She is putting in a process for audio/video retrieval
- Setting up a process for HOA online protocol for voting of the DCC&R's by homeowners
- Adding the allowance of solid color doors into the DCC&R

## Committees

Architectural Review (Jim) - 1:00

- Jim updated on pending cases/requests

Communication - 0:00

Social (Lacy) – 2:00

- Shift of funds budgeted for "Neighborhood Watch" to the "Social Committee" has been made

Governing Documents - (covered in Old Business) - 0:00

Neighborhood Watch - non-existent - 0:00

Pool & Pavilion (Lacy) - 1:00

- New signs installed
- Awaiting a quote for buoy line in pool, and repairs of expansion points

Nominating Committee (Tim) - 0:00

- Volunteers needed for this committee to assist in reviewing and meeting (once) with 2018 potential board members

Yard of the month (Tim) – 1:00

- Christmas yard contest communicated
- Some Halloween decorations are still up and have been notified to remove ASAP

New Business

Discuss repeat violations (Jim) – 5:00

- Less leniency to be shown to repeat offenders

New web site (Jim) – 5:00

- Smartweb functionality and capabilities were demonstrated by Jim. Site is capable of highlighting all homes on a map and color coding them based on violations. A further drill-down may be done by clicking on any home to list its status and history (violations, fees, overdue collections, etc.)

Homeowner Comments - 10:00

- - Tim completed a yard inspection (1/3 of the neighborhood) again and found the inspector not catching what he should have. Jim will present this list to the inspector to ensure he knows what the DCC&R's dictate as violations.

Adjourn – (3/0)

- At 19:12

Executive Session

- Financials were briefed in by Jim

Violations Legal

- Collections have been underway and reflected in our December financials

Delinquencies

Oral Summary of Executive Session