

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING

DATE: September 07, 2017

6:30 - 8:00 p.m.

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Minutes

| | |
|-------------------|------------------|
| Committee: | Timothy Komazec |
| | Warren McEnulty |
| | Lacy Goldberg |
| | E. Maureen Olson |
| | Eyad Almalood |

Meeting Highlights:

Tim Called Meeting to Order - 0:30

Presentation - Representative from City of Kyle regarding waste water plant - 15:00

- Clarification on why there was a foul odor. It was caused by the bacteria within the system dying throughout, so the normal waste management process was lost. New bacteria were shipped in and corrected within 24 hours of it being added.
- Asked people to not flush wet naps, baby wipes etc. down the toilet. It affects the waste management process in a big way.
- Explained how it was addressed and could be avoided in the future
- Shared plans to have another access road to the plant and avoid going through Waterleaf unless it is an emergency
- Will be expanding hydraulic and treatment capacity by 1.5 million gallons.
- No financial ability to cover the waste management plant.

Review and Approve Minutes - 1:00

Homeowner Comments - 10:00 (signup is mandatory)

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

Common Area

Accounting

Restrictions

Old Business

Park/Clubhouse (Board) - update - 5:00 - Tim ran a survey and the board came up with a plan that will satisfy most voters. This year, the board will use the budget reserved for improvements on:

1. 4 new picnic tables for pavilion
2. Two bay swing set (4 total swings)
3. 8 benches for park
4. New Play Structure (2-5 years)
5. Cover over existing playscape
6. Cover over kiddie pool
7. Concrete tables (Chess with 2 benches and Ping Pong table)
8. Trail walkway with workout stations

Jim will be meeting with the engineer who worked on our current park to work on a plan for the new structures.

The board will build into next year's budget the following item:

1. Splash Pad

The following items have been tabled at this time

1. Cover over basketball court
2. Solar on Pool Building

DCC&Rs - new layout, updates, and voting - (Tim) 2:00

- Tim is following up and requested the board to have any and all input be submitted within the next couple of weeks at the latest while he discusses with our attorney, Adam Pugh, the changes to verbiage and format

Landscaping changes at the front of entrance - (Tim) 8:00

- Some board members will arrange for the 20th of October to purchase plants at the Ladybird Johnson Wildflower Center and plant them on the 21st with the assistance of anyone in the neighborhood who wants to help out.
- To also consider the triangle to also cleared up and landscaped. The board will come up with some ideas for this by next session.
 - o Homeowner came up with ideas of a gazebo and/or bench with some tribute to our military.

Discuss solar panels - (Tim) 2:00

- Following home owners feedback through the survey, this has been postponed to next year for reconsideration. Jim got a third bid costing \$32,000 for a 15% offset to our utility bill.

Committees

Architectural Review 1:00

- Jim to follow-up on a couple of the violations

Communication - 1:00

- No new items

Social

- Pool party is being planned and to be communicated

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

Neighborhood Watch - non-existent - 0:00

Pool & Pavilion - (Lacy) - 2:00

- At the request of Homeowners through voting, the pool will remain open. Closes on October 16th at 9pm. A monitor will be present on Saturday and Sunday from September 30th to October 15th
- Scheduled to reopen on Saturday, April 21st, 2018 at 9am
- Note:
 - Mondays - Closed for maintenance except for holidays that fall on Monday
 - Tuesdays through Sundays - Open 5am to 9pm
 - Lifeguards - on duty 9am-9pm Saturday & Sunday, 12pm-9pm Tuesday through Friday from Memorial Day to Labor Day
 - Swim at own risk when lifeguards are not present
 - All pool rules are in force at ALL TIMES
 - This property is monitored by video surveillance 24/7
- Pool rules and restrictions are being revised drafted

Nominating Committee - 0:00

New Business

Community outreach for those affected by the Houston flood (Lacy) - 2:00

- One response has been received to the email sent out to all owners
- HOA board decided to do their part as individuals as make 10 baskets of items, then deliver them to a facility in Austin.

2018 Budget (Jim) - 10:00

- Finances are in good standing
- Will be revised with the forthcoming expenditures for the Park/Clubhouse improvements agreed upon

Next WF dumpster and garage sale (Tim) 1:00

- Garage sale 9/23 and dumpsters 10/7 (there will be 3 dumpsters)

Vendors for events - (Board) 2:00

- For paid vendors: a copy of their invoice is requested in advance, insurance certificate and a W-2 form.
- For non-paid vendors: insurance certificate is required
- The board/social committee will consider this option for future events.

Landscaping changes at front entrances (Tim) 2:00

- See above.

Homeowner Comments 10:00

- Graffiti on bridge on Gina is no currently present.
- Increase in bugs presence around the pool area in the bushes - Jim clarified that it has been sprayed but was not a periodic job but will have it looked at.
 - o Suggestion to purchase bat and purple martin houses for insect control.
- Ditches need to be mowed and cleared - Jim confirmed that they are cleared twice a year and that this month is scheduled for one. It is difficult when water is present.
- Suggestion to have a neighborhood bulletin board installed next to each mailbox location - Jim noted that these would cost approximately \$1,200 each installed. The board is to consider one next to the pool or better utilize the board at the entrance and agreed that this. Although it was a good suggestion, it would just add to its maintenance and possible vandalism.

Adjourn

Executive Session

Violations Legal

Delinquencies

Oral Summary of Executive Session