

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING

DATE: April 5th, 2018

6:30 pm

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Minutes

Committee:

Eyad Almalood – absent, out of town

Lacy Goldberg

Warren McEnulty

E. Maureen Olson – arrived at 7:05 pm

Viviana Sandoval

Meeting called to Order (Jim) – 6:38 pm

Discuss and Appoint Officers – 5 minutes

At Large: Viviana Sandoval

Treasurer: Maureen Olsen

Secretary: Eyad Almalood

Vice President: Warren McEnulty

President: Lacy Goldberg

All appointed by unanimous vote (3 – 0)

Advise on Board Liaison's for Committees – 5 minutes

Maureen – ARC Review

Eyad – Communications

Lacy – Social, Pool, Landscaping

Warren – Welcoming

Viviana – Yard of the Month

Presentation - None

Homeowner Comments (signup is mandatory) –

Timothy Komazec requested to be chair of newly formed landscaping committee.

One open space for Yard of the Month committee announced.

Several ARC review questions are coming in, look towards streamlining our process.

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

Common Area

To be covered in "Old Business"

Accounting (Jim)

Financials are well within Budget/Actual/Study.

Delinquencies/Collections are currently \$31,787.68.

Large expenditures in March – pool area upgrades and maintenance

Currently, ahead of schedule in our budget to the positive.

Restrictions

N/A

Old Business

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

Cleanup of area and filling of ruts to be carried out and be completed within the coming week.

Correction for a ramp to connect parking lot to cement trail coming this week.

Wait until closer to end of warranty to survey and correct walking trail cement cracks.

Turn over the dirt/wood chips under the older swingsets

Begin plan for a secondary light for toddler playscape area

Paint new lines for basketball court

Plant more trees (tabled until fall – the best time to plant.)

DCC&Rs – final discussion on amendments/changes (Lacy) – 1:00

Awaiting feedback and final draft from Connie Heyer, legal counsel

Update on Bat/Purple Martin Houses for park (Tim/Board) – 5:00

Board approves (4 – 0) to install 2 purple martin houses (one at the HOA owned park, and one in the drainage area by Apricot Dr.)

Pool Update (Jim) – 2:00

Umbrellas have been installed
Door buzzer to be fixed this week
The doors were repainted
All expansion joints were filled
Homeowner suggestion: add benches in the bathrooms

Committees

Architectural Review (Jim) - 1:00

Only 3 open cases

Communication (Lacy) - 1:00

Need a new newsletter coordinator soon, and advertising space is available

Social (Lacy) – 1:00

1 current contestant signed up for upcoming BBQ Cook Off

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

Neighborhood Watch - non-existent - 0:00

Pool & Pavilion (Lacy) - 1:00

Updated pool rules to be posted inside the pool area before the pool opening next month.
Ensure pool is ready for opening date: April 14th.

Nominating Committee - 0:00

Yard of the month (Lacy) – 1:00

Will start Viviana on this for May

Welcoming Committee (Warren) – 1:00

List of new homeowners from Jim each month needed

New Business

Enforcement/Violation policy changes as detailed by our lawyer, Connie Heyer. (Lacy) 5:00

After brief review and discussion, the policy was adopted by unanimous vote (4 – 0)

Jim will have Connie file it appropriately this month.

Homeowner Comments - 10:00

Homeowner brought forward a violation notice he received and did not agree with. Upon review of the DCCR's, the board waived the homeowner's violation as it did not match our governing documents.

Adjourn – (4 -0) at approximately 7:30 pm

Executive Session

Violations Legal

Training was done with our drive inspector, producing more violations and better understanding of our governing documents.

Delinquencies

All collection efforts with Wiechart and with Goodwin Management, nothing to be acted on.

Oral Summary of Executive Session