

WATERLEAF FALLS

BOARD OF DIRECTORS MEETING

DATE: May 03, 2018

18:30 - 19:45

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Minutes

Committee:

Lacy Goldberg

Warren McEnulty

Eyad Almalood

E. Maureen Olson (absent – out of town)

Viviana Sandoval (arrived 18:55)

Meeting Highlights:

Meeting called to Order (Lacy) - 0:30

Review and Approve Minutes (Board) - 1:00
Approved (5/0)

Presentation - None

Homeowner Comments (signup is mandatory) – None

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

Common Area

-

Accounting (Jim)

Financials are well within Budget/Actual/Reserve Study.

Restrictions

-

Old Business

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

- Concrete trail should have set in by June/July and will be inspected for cracks and damage to get repaired by the contractor.
- Ramp from the parking lot to the trail to be installed in the next two weeks.
- Irrigation and ruts repairs to be carried out in the next two weeks.
- Chips of play area ground to be turned and leveled by Tuesday the 8th.
- Basketball court to be lined this month and before the next HOA meeting.
- Purple Martin houses to be installed (2) in the park this month.

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

- Review has been sent to legal counsel, Connie Heyer, and board to approve the final this week.
- That will be followed by sending out the changes to all Home Owners (HO) to get voted in and applied upon getting 66.⅔% votes for the changes.

Pool Update (Jim) – 5:00

- Buzzer timer has been adjusted to have a delay before setting off and is now louder.
- Benches selected out of three types proposed and to be installed in each of the restrooms. (4/0)

Committees

Architectural Review (Jim) - 1:00

- No current issues, all items are in progress

Communication (Eyad) - 1:00

- Newsletter advertisement process has been created and applied.
- Announce newsletter ad space availability in the next newsletter.
- E-mail blast to also be sent out.

Social (Lacy) – 1:00

- Social is to meet on the 1st Monday of every month (this month will be on May 7th).
- Volleyball tournament will take place on May 19th.

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

Neighborhood Watch - non-existent - 0:00

Pool & Pavilion (Lacy) - 1:00

- Access cards will be disabled for families whose kids (under 18) are accessing the pool unmonitored.
- Pavilion floor to be power sprayed.

Nominating Committee (Lacy) - 0:00

- None

Yard of the month (Viviana) – 1:00

- Process explained to which the committee reports the winners each month

Welcoming Committee (Warren) – 2:00

- Suggestions from the meeting to be compiled and presented in the next meeting.

Landscaping (Lacy) – 2:00

- Irrigation has been set to water the flowerbeds three times a week and everything else to two times a week.
- Five trees to be planted around the park. Board identified the spots.

New Business

- Drainage ditch maintenance – to get bids to smooth out the ruts and control the weed problem.

Homeowner Comments - 10:00

- -

Adjourn – (4/0)

- At 19:25

Executive Session

- Financials were briefed in by Jim.

Violations Legal

- Move forward with legal proceedings against HO whom have defaulted for several months and ignored several attempts to resolve the situation. (4/0)

Delinquencies

- List has dropped drastically which is very positive

Oral Summary of Executive Session