

WATERLEAF FALLS

BOARD OF DIRECTORS MEETING

DATE: June 07, 2018

18:30 - 19:45

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Minutes

Committee:

Lacy Goldberg

Warren McEnulty

Eyad Almalood

E. Maureen Olson

Viviana Sandoval (absent-excused)

Meeting Highlights:

Meeting called to Order (Lacy) - 0:30

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

Presentation - None

Homeowner Comments (signup is mandatory) – One

Manager's Report - Goodwin (Jim via Lacy as he was absent due to injury) - 5:00

Common Area

- Installed a Purple Martin house in the park.
- Installed pet waste station at the park.

Accounting

- Financials are well within Budget/Actual/Reserve Study.
- Closed May 2018 at \$542k

Restrictions

-

Old Business

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

- o One Purple Martin house installed and a second to follow shortly after.
- o One pet waste station (sign and bags) installed and another to follow shortly.
- o Irrigation and ruts repairs completed.
- o Chips of play area ground turned and leveled. – This does not appear complete, board requests new chips.
- o Basketball court yet to be lined as contractor claimed its too small of a job. Alternative to be found.

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

- A few articles were highlighted to be reworded and sent to lawyer to look over.

Pool Update (Jim via Lacy) – 5:00

- Benches installed in both bathrooms.
- Pool rules to be enforced more strictly as there have been an increase of violations. Awareness to be communicated through all available channels.

Committees

Architectural Review (Jim via Lacy) - 1:00

- No current issues, all items are in progress

Communication (Eyad) - 1:00

- 1st Newsletter advertisement has been published.
- Newsletter print and delivery by printers to be addressed.

Social (Lacy) – 1:00

- Social Comm. meetings on the 1st Monday of every month.
- Movie night this weekend.
- Budget identified for future events – sent to chair of social committee.

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

Pool & Pavilion (Lacy) - 1:00

- Access cards will be disabled for families whose kids (under 14) are accessing the pool unmonitored.
- Pavilion floor has been power sprayed.

Yard of the month (Viviana) – 1:00

- – Awaiting this month's winners from committee.

Welcoming Committee (Warren) – 2:00

- Packet and content being developed and will be ready by end of month.

Landscaping (Lacy) – 2:00

- New Country Rd entrance will be tilled this week.
- Five trees to be planted around the park.
- Pool area bushes to be removed as they draw insects.

New Business

- Drainage ditch maintenance
 - City advised not to deter irrigation but cleanup was ok with them.
 - Before cleanup is done, residents around that area will be informed as snakes and/or rodents may take cover in their backyards.
- Summer meeting schedule was discussed and vote was taken to keep it unchanged. (4/0)

Homeowner Comments - 10:00

- Suggestion was made to have a clock at the pool.
- Water hose at the pool to have a reel to avoid it being a hazard to people as it is currently on the ground.

Adjourn – (4/0)

- At 19:35

Executive Session

- Financials were briefed in by Jim via Lacy.

Violations Legal

- Legal proceedings against owners whom have defaulted for several months and ignored several attempts to resolve the situation have started with Weichert.

Delinquencies

- List has dropped drastically which is very positive

Oral Summary of Executive Session