

**WATERLEAF FALLS**

BOARD OF DIRECTORS MEETING

DATE: July 05, 2018

18:30 - 19:30

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Minutes

**Committee:**

Lacy Goldberg

Warren McEnulty

Eyad Almalood

E. Maureen Olson (absent-excused)

Viviana Sandoval (late-arrived 18:40)

**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) – Two

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

**Common Area**

-

**Accounting**

-Financials are well within Budget/Actual/Reserve Study.

-Closed June 2018 at \$556k

**Restrictions**

-

Old Business

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

- Basket ball court to be lined after the rain passes.
- Workout stations to have instructions installed next to each station.
- Mulch to be laid under the old swings.

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

- Changes complete and finalized by our legal counsel.
- Plan to be laid with date/time for vote to be carried out for amended DCCR.

Pool Update (Jim) – 5:00

- Increase the number of trash bins and relocate current bins to be more visible.
- Find a solution to better ventilate the bathrooms.
- Repair/replace rusted or damaged stall partitions in bathrooms.
- Add hanging hooks in bathrooms.

Drainage Ditch Maintenance (Jim) – 5:00

- Clearing to commence following delay due to rain.
- Homes directly behind the ditch to be made aware of work being carried out as rodents/snakes may come out

Committees

Architectural Review (Jim) - 1:00

- Three requests currently in progress concerning satellite dishes and pool installations.

Communication (Eyad) - 1:00

- Waterleaf Falls brand colors and fonts to be finalized.
- Promote advertising in the newsletters.
- Reassess electronic channels and consolidate email addresses.

Social (Lacy) – 1:00

- Social Comm. meetings on the 1<sup>st</sup> Monday of every month.
- Movie nights: September 8<sup>th</sup> - Monsters, Inc and October 27<sup>th</sup> – Ghostbusters (1984)
- November 10<sup>th</sup> – SURPRISE Field Day
- Budget identified for future events – sent to chair of social committee.

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

Pool & Pavilion (Lacy) - 1:00

- Covered in Old Business

Yard of the month (Viviana) – 1:00

- Plan made for moving of the YOTM signs

Welcoming Committee (Warren) – 2:00

- Content shared with board.
- To be finalized and sent out to our new neighbors in Waterleaf Falls.

Landscaping (Tim) – 2:00

- Five trees to be planted around the park.
- Pool area bushes to be removed and replaced with large stepping stones as the bushes and ground cover are drawing insects.

New Business

- -None

Homeowner Comments - 10:00

- Repairs needed for one of the pool bathroom stall door as it does not close.
- Request to have a look at the final draft of the DCCR following the changes.
- July has 5th Tuesday Task Force with the city – attended by at least one board member.

Adjourn – (4/0)

- At 19:30

Executive Session

- Financials were briefed in by Jim.

Violations Legal

- Legal proceedings against owners whom have defaulted and ignored for several months are in process.

Delinquencies

- List continues to dropped which is very positive.

Oral Summary of Executive Session