

**WATERLEAF FALLS**  
BOARD OF DIRECTORS MEETING  
DATE: August 02, 2018  
18:30 - 19:45  
Park Pavilion: 330 Sheep Trail Drive Kyle, TX

**Committee:** Lacy Goldberg  
Warren McEnulty (absent-excused)  
Eyad Almalood  
E. Maureen Olson  
Viviana Sandoval

**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 – Tracy Scheel gave updates on city matters.

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

Common Area

- – Nothing to report

Accounting

- Financials are well within Budget/Actual/Reserve Study.
- Closed July 2018 at \$543k

Restrictions

- – Nothing to report

**Old Business**

Park (Board) - update - 5:00

- Basketball court lined.
- Court lighting pending better quote.
- Mulch added to play area grounds.
- Workout stations instructional signs have been ordered and to be installed in August.
- Concrete work scheduled for mid August.

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

- Finalized and approved by the board and our legal counsel.
- Voting documents and process in place pending venue and communication with all home owners.
- Target date has been set for November the 3rd.

Pool Update (Jim) – 5:00

- Extra trash bins added.
- Inner pool gate repaired.
- Ventilation fans have been ordered for the bathrooms and hallway.
- Hanging hooks in bathrooms were added.
- New stalls for both bathrooms to be ordered and installed (total of 5). Voted for (4/0).

Drainage Ditch Maintenance (Jim) – 5:00

- Ditches cleared in regards to main overgrowth and mowing.
- Clear off trees that have grown in the ditches still to be completed.

### **Committees**

Architectural Review (Jim) - 1:00

- Two active requests in progress.

Communication (Eyad) - 1:00

- Waterleaf Falls brand colors and fonts finalized.
- Promoted advertising in the newsletter.
- Web site clean-up and organizing digital folders.
- Update calendar on website.

Social (Lacy) – 1:00

- Social Comm. meetings on the 1<sup>st</sup> Monday of every month.

Governing Documents - 0:00

- Covered in Old Business.

Pool & Pavilion (Lacy) - 1:00

- Covered in Old Business.

Yard of the month (Viviana) – 1:00

- – No news

Welcoming Committee (Warren) – 2:00

- – To be covered next meeting

Landscaping (Lacy) – 2:00

- Five trees will be planted around the park in October.
- Pool area bushes yet to be removed and replaced with large stepping stones, contractor delay.

### **New Business**

- Options and quotes to add fans ceiling fans at the pavilion to be sought.

**Homeowner Comments** - 10:00

- Wastewater expansion is scheduled to start summer 2018 and due to complete in about 18 months.
- Expect a \$3 increase will be seen in monthly utilities bill that will go towards expansion cost.

**Adjourn** – (4/0)

- At 19:45

### **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 drop and get recovered.

### **Oral Summary of Executive Session**