

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING
DATE: September 06, 2018
18:30 - 19:50

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Committee: Warren McEnulty
Eyad Almalood
E. Maureen Olson
Viviana Sandoval
Tracy Scheel

Meeting Highlights:

Meeting Called to Order (Warren) - 0:30

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

Presentation - None

Homeowner Comments (signup is mandatory) – One.

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

Common Area

- –

Accounting

- Financials are well within Budget/Actual/Reserve Study.
- Closed August 2018 at \$520k.
- Study requires reserve of \$499k by end of 2018 and forecast is \$530k.
- 2019 budget draft complete and presented for board approval.

Restrictions

- –

Old Business

Park (Board) - update - 5:00

- Basketball court lighting quoted at \$2304 and to be installed by end of September. (5/5)
- Pavilion ceiling fans quotes are too expensive. Board decided to shelve the proposal for now. (5/5)
- Workout stations instructional signs to be installed by September 12th.
- Concrete work (ramp) completed.

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

- Venue for the proposed date, November the 3rd, for voting in the revised DCC&Rs was not available.
- Board decided to include it in the annual board meeting. (5/5)

Pool Update (Jim) – 5:00

- Ventilation fans have been installed in the bathrooms and hallway.
- New stalls for both bathrooms ordered and awaiting installation.
- Last day pool will be open is September 30th.

Drainage Ditch Maintenance (Jim) – 5:00

- Extra mow to bottom of channels has been added for March/April.
- Jim to discuss with city on their obligation since we have been paying a fee but work is not carried out.

Committees

Architectural Review (Tracy) - 1:00

- Two active requests in progress.

Communication (Eyad) - 1:00

- Twitter account is now active again (@WaterleafHOA).
- Getting more and more requests for ad inserts in our monthly newsletter.

Social – 1:00

- Social Comm. meetings on the 1st Monday of every month.

Governing Documents - 0:00

- Covered in Old Business.

Pool & Pavilion - 1:00

- Covered in Old Business.

Yard of the month (Viviana) – 1:00

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Welcoming Committee (Warren) – 2:00

- Final draft to be shared and approved by board before next meeting.

Landscaping (Jim) – 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

- -Appointed Tracy Scheel to fill board vacancy. 4/4

Homeowner Comments - 2:00

- Request to have a wall clock installed. Board agreed and will install this month. (5/5)

Adjourn – (5/5)

- At 19:50

Executive Session

- Financials were briefed in by Jim.

Violations Legal

- Legal proceedings started and judgment has been granted against owners whom have defaulted and ignored for several months.

Delinquencies

- List continues to drop and get recovered.

Oral Summary of Executive Session