

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING
DATE: October 04, 2018
18:30 - 20:00

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Committee: Warren McEnulty
Eyad Almalood
Viviana Sandoval
Tracy Scheel
E. Maureen Olson (absent – out of town)

Meeting Highlights:

Meeting Called to Order (Eyad) - 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

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Accounting

- Financials are well within Budget/Actual/Reserve Study.
- Closed September 2018 at \$519.7k.
- Study requires reserve of \$499k by end of 2018 and forecast is \$535k.
- 2019 budget reviewed and approved by board. To be shared with owners. (4/4)

Restrictions

- –

Old Business

Park (Board) - update - 5:00

- Basketball court lighting installed in September.
- Workout stations instructional signs installed in September.

DCC&Rs

- Final draft, that needs to be voted in by home owners, to be sent out in November with the invitation to the annual meeting.

Pool Update (Jim) – 5:00

- Pool closed as of 1st of October.
- New stalls for both bathrooms installed.

Drainage Ditch Maintenance (Jim) – 5:00

- City declined to clear the drainage even though owners have been paying a fee (part of their bill).
- Tracy to try and find possible options with city.
- Jim to get quotes for clearing the ditches.

Committees

Architectural Review (Tracy) - 1:00

- Two active requests in progress.

Communication (Eyad) - 1:00

- Need to get more input from committees and board.
- Waterleaf Falls website updated with information.

Social (Lisa) – 1:00

- Members have not been attending meetings.
- Lauren have stepped down due to personal commitments.
- Next event is the Halloween Movie Night on October 27th.
- Plans for Christmas will be shared next meeting.

Governing Documents - 0:00

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Pool & Pavilion - 1:00

- Covered in Old Business.
- Jaydon confirmed being on the committee.

Yard of the month (Viviana) – 1:00

- Adding signs for 2nd and 3rd place winners effective next month.
- Halloween decoration competition announced.

Welcoming Committee (Warren) – 2:00

- Started to use new material and set out to new residents.

Landscaping (Tim) – 2:00

- Five 30-gallon red oak trees will be planted around the park in December.
- Exact locations will be decided on in November.
- Entrances cleaned up.
- Will get quote for laying grass on the triangular patch at the New Bridge entrance.

New Business

- Call for more volunteers to join the different committees through social media and newsletter.
- Pool/pavilion online booking rules revised to accommodate bookings shorter than 4 hours.

Homeowner Comments - 2:00

- Awareness on who is responsible for grass/weed that grows between the asphalt and the curb. Clarification was made that it is the responsibility of the home owner.
- To mention in the newsletter.
- Highlight to residents that their pets are their responsibility if found walking loose in the neighborhood and more so if they attack anyone.

Adjourn – (4/4)

- At 19:50

Executive Session

- Violations.
- Delinquencies.

Oral Summary of Executive Session