

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING
DATE: November 01, 2018
18:28 - 19:14

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

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

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) – None.

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

Common Area

- –

Accounting

- Financials are well within Budget/Actual/Reserve Study.
- Closed October 2018 at \$524k.
- Study requires reserve of \$499k by end of 2018 while current projection is \$535k.

Restrictions

- –

Old Business

Park (Board) - update - 5:00

- A few repairs were made around the park and pavilion where concrete had holes or was broken.
- Board to mark areas where five 30 gallon red oak trees will be planted.

DCC&Rs

- -

Pool Update (Jim) – 5:00

- Pool furniture put away for the winter.
- Storage room cleared.

Drainage Ditch Maintenance (Jim) – 5:00

- Tracy is still in talks with the City regarding the drainage issue and the fees that residents have been charged so far (part of their bill).
- Jim to get quotes for clearing the ditches but delay due to area being wet/muddy and vehicles can't get in at the moment.

Committees

Architectural Review (Tracy) - 0:30

- All cleared and no pending requests.

Communication (Eyad) - 1:00

- To send invitation to residents to volunteer for the different committees.

Social (Lisa via Eyad) – 1:00

- Halloween movie night was a success.
- Need to purchase a DVD player for movie nights.
- Would like to get more volunteers.
- Plans for Christmas will be shared in the coming week to include in the newsletter.

Governing Documents - 0:00

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Pool & Pavilion - 1:00

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Yard of the month (Viviana via Eyad) – 1:00

- Signs for 2nd and 3rd place winners have been included for monthly winners.
- Halloween decorations competition winners have been selected by the judges. Signs posted and will also be announced in the newsletter.

Welcoming Committee (Warren) – 0:00

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Landscaping (Jim) – 2:00

- Five 30-gallon red oak trees will be planted around the park in December.
- Exact locations will be marked this weekend.

New Business

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Homeowner Comments - 0:00

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Adjourn – (4/4)

- At 19:14

Executive Session

- Violations.
- Delinquencies.

Oral Summary of Executive Session