

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING
DATE: December 06, 2018
18:30 - 19:00

Park Pavilion: 330 Sheep Trail Drive Kyle, TX

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

- Christmas decorations have been put up at the entrances.

Accounting

- Financials are well within Budget/Actual/Reserve Study.
- Closed November 2018 at \$530k.
- 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

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Pool Update (Jim) – 5:00

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Drainage Ditch Maintenance (Jim) – 5:00

- Jim got two quotes for clearing the ditches/easement, one for \$65.5k and another for \$48.8k.
- Board decided to wait for a response from the City which Tracy is following up on.

Committees

Architectural Review (Tracy) - 0:30

- One pending request.

Communication (Eyad) - 1:00

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Social (Lisa via Eyad) – 1:00

- Santa At The Park scheduled for the 15th of December.
- Got a few volunteers for the Social Committee but would like to have more.

Governing Documents - 0:00

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Pool & Pavilion - 1:00

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Yard of the month (Viviana) – 1:00

- Signs for 2nd and 3rd place winners have been included for monthly winners.
- Christmas decorations competition winners to be selected by the judges during the last week of the month.

Welcoming Committee (Tracy via Warren) – 0:30

- Taken over by Tracy from Warren.

Landscaping (Jim) – 2:00

- Five 30-gallon red oak trees to be planted around the park in the week before Christmas.

New Business

- A few streets need to be looked into and addressed for drainage issues during heavy rain.
- Preparation for annual meeting and new board election to be shared by next month's meeting.

Homeowner Comments - 0:00

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Adjourn – (4/4)

- At 19:00

Executive Session

- Violations.
- Delinquencies.

Oral Summary of Executive Session