

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING

DATE: January 03, 2019

18:32 - 20:15

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 (Jim) - 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

- Decorations at the entrances to be removed and checked for next year as the lights were not working.

Accounting

- Financials are well within Budget/Actual/Reserve Study.
- Closed December 2018 at \$531.5k.
- Study requires reserve of \$499k by end of 2018, we closed at \$32k above that.

Restrictions

- -

Old Business

Park (Board)

- -

DCC&Rs – 5:00

- Proposed updates to be shared with residents to review ahead of the annual meeting.

Pool Update (Jim) – 10:00

- Lifeguards have been scheduled and booked for the year.
- Pool to open April 13th to October 13th.
- Lifeguards to be onsite everyday during summer (May 25th – Sept 2nd).
- Lifeguards will be only available on the weekends outside the summer dates.

Drainage Ditch Maintenance (Jim) – 15:00

- Jim got three quotes for clearing the ditches/easement, \$73k, \$65.5k and another for \$48.8k.
- Board voted on carrying out the clearing as it is becoming a bigger problem for the neighborhood while we await the city to act on it. (5/5)
- Work will begin as soon as area is dry. Residents will be informed of the dates.

Committees

Architectural Review (Tracy) - 0:30

- One open request for backyard deck.

Communication (Eyad) - 0:00

- -

Social (Lisa via Eyad) – 5:00

- Santa At The Park was a hit with the kids and had a large turnout.
- Suggestion to add a backdrop for future events.
- Added an artificial Christmas tree and plastic shelving to our inventory that were donated to us.

Governing Documents - 15:00

- Documents to be voted on will be shared with residents by next week so that they have a chance to look them over before the annual meeting.
- Annual meeting will be March 23rd or 30th. Awaiting on confirmation of the booking.
- Residents will be given the option of voting online, mail or in person.

Pool & Pavilion - 5:00

- Pool set to open on April 13th.

Yard of the month (Viviana) – 5:00

- Signs for 1st, 2nd and 3rd place winners will now be in effect for monthly winners, Halloween decorations and Christmas decorations instead of just the 1st place winners.
- Christmas decorations competition winners to be selected by the judges during the last week of the month.

Welcoming Committee (Tracy & Warren) – 5:00

- Amendments to be made to material.
- Add welcome packet from the city.

Landscaping – 2:00

- Five 30-gallon red oak trees have been planted around the park.

New Business

- New flag ordered as current one is starting to tear.
- Tree next to flag pole to be trimmed to avoid the flag from brushing against it.
- Gate access of gate after the restrooms to be programmed to not open with access cards during the winter season.
- 3 board vacancies will be open. Two 1 year terms and one 3 year term. Candidates to submit applications before the annual meeting. Send out invite to apply.

Homeowner Comments - 10:00

- Request to share the draft to proposed DCCRs that will be presented for voting in during the upcoming annual meeting.

Adjourn – (5/5)

- At 20:06

Executive Session

- Violations.
- Delinquencies.

Oral Summary of Executive Session