

**WATERLEAF FALLS**  
BOARD OF DIRECTORS MEETING  
DATE: February 07, 2019  
18:30 - 19:30  
Park Pavilion: 330 Sheep Trail Drive Kyle, TX

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

**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) – None.

**Manager's Report - Goodwin** (Jim) - 10:00

Common Area

- Decorations at the entrances have been removed and repaired electrical connection that was not working.

Accounting

- Financials are well within Budget/Actual/Reserve Study.
- Closed January 2019 at \$531.8k.
- Suggestion to move funds into CD instead of opening a new account. Details below under **New Business**

Restrictions

- –

**Old Business**

Park (Board)

- Trash bins to be added on far side of basketball court.
- Inspection for cracks to be carried out on the concrete walk trail.

DCC&Rs – 10:00

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

Pool Update – 0:30

- All board members' pool key cards have 24x7 access

Drainage Ditch Maintenance (Jim) – 10:00

- Work has been carried out and area has been cleared.
- Area will be revisited to make sure nothing has been missed.

## **Committees**

### Architectural Review (Tracy) - 0:30

- One open request.

### Communication (Eyad) - 10:00

- Volunteer needed to take over newsletter as of April.
- Volunteer needed to take over website as of April.

### Social (Lisa via Eyad) – 2:00

- Nothing for March.
- Plans in place for April.
- Would like to see more volunteers for the committee.

### Governing Documents - 10:00

- Board of Directors interest has been emailed and we have 3 residents interested.
- Finalized annual meeting mailer and bylaw voting process.
- A few last-minute amendments suggested and made by ex-president to the DCCR for voting.
- Documents to be sent out to all residents no later than mid-Feb along with details and instructions.
- Residents will be given the option of voting online, mail or in person.

### Pool & Pavilion - 0:30

- Pool set to open on April 13<sup>th</sup>.

### Yard of the month (Viviana) – 2:00

- Volunteers needed for a new panel of judges and the current panel are stepping down.

### Welcoming Committee (Warren) – 0:00

- Pending.

### Landscaping – 0:00

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## **New Business** – (Board)

- To move \$200k into a CD account as it gains more interest.
  - \$50k from MMA2 (Commerce Natl Rsv).
  - \$150k from MMA3 (Assoc. Capital Rsv).

## **Homeowner Comments** - 0:00

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## **Adjourn** – (4/4)

- At 19:30

## **Executive Session**

- Violations.
- Delinquencies.

## **Oral Summary of Executive Session**