

**WATERLEAF FALLS**  
BOARD OF DIRECTORS MEETING  
DATE: April 04, 2019  
18:30 - 19:30  
Park Pavilion: 330 Sheep Trail Drive Kyle, TX

**Committee:**

William Bennett  
Viviana Sandoval  
Tracy Scheel  
Clint Kosh  
Eyad Almalood - 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. (There was one but he asked to be removed from the signup page)

**Board Positions** -

Tracy Scheel is the new President

Viviana Sandoval is the VP

Clinton Kosh is the new Secretary

William Bennett - Board Director

Eyad Almalood - Treasurer

**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 March 2019 at \$566.5k.
- Suggestion to move funds into CD instead of opening a new account going well.

Restrictions

- -

**Old Business**

Park (Update)

- Cracks in trail are cosmetic so nothing should need to be done (settling cracks)

DCC&Rs – 10:00

- One more amendment did not pass, the one about more than one person at a time in a home where a business resides – tabled for later discussion.
- Discussion of amendments that did not pass also tabled for later discussion.

#### Pool Update – 0:30

The pool opens on April 13 at 5 am. The pool hours are 5 a.m. to 9 p.m. every day starting on the 13th. We will only have lifeguards on the weekends from 12 PM - 9 PM, but the pool will remain open during the week without the lifeguards. Lifeguards will begin to come everyday on Memorial Weekend from 9 AM - 9 PM, but the pool will still open at 5 AM every day. We decided to order more tables and chairs for the pool and to try to give away or sell what we are getting rid of in the upcoming garage sale.

#### Drainage Ditch Maintenance (Jim) – 10:00

- Work has been carried out and area has been cleared.

### **Committees**

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

- One open request.

#### Communication (Eyad) - 10:00

- Clinton Kosh will be the new Secretary and will take over communication for Eyad.

#### Social (Lisa via Eyad) – 2:00

- Plans in place for April 20.
- Would like to see more volunteers for the committee.

#### Pool & Pavilion - 0:30

- We will not have a Pool Committee for the foreseen future unless needed.

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

- Viviana cleared to keep the signs at her house, an exception to the rule.
- Viviana also asked for new signs as the current ones have issues:
  - 2 signs only say 1st and 2nd and the other says only yard of the month

#### Welcoming Committee – 0:00

- We will not have a Welcoming Committee for the foreseen future unless needed.

#### Landscaping – 0:00

- We will not have a Landscaping Committee for the foreseen future unless needed.

### **New Business** – (Board)

- 2019 Projects –
  - It was suggested by Viviana to have benches at the volley ball pit, Jim mentioned we could order two, a neighbor who was present voiced a concern with this over safety and use of money, we tabled this for later.

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

- -

### **Adjourn** – (4/4)

- At 19:30

### **Executive Session**

- Violations.

- Delinquencies.

**Oral Summary of Executive Session**