

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

Board:

William Bennett
Viviana Sandoval
Tracy Scheel
Clint Kosh
Eyad Almalood

Meeting Highlights:

Tracy called meeting to order at 6:35 PM

Presentation – None

Ratify board votes since last meeting – Done vote (5/0)

Homeowner Comments (signup is mandatory) – 10:00

- Resident brought up a concern with neighbors parking cars on the street directly parallel to driveways as this presents an obstacle making it difficult to back out of their driveway

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

Common Area

Accounting

- We closed APR 2019 at \$568,271k
 - Following is a little snapshot of our numbers as of APR 30, 2019.
 - Our current cash assets: \$568,271.12
 - Total Income for APR: \$43,511.45
 - Total Expenses for APR: \$39,890.52
 - Total Income Year to Date: \$189,459.23
 - Total Expense Year to Date: \$152,517.57

Restrictions

Action Items:

- Board to take HOA training (CAI)
- By-Law changes which passed vote have been notarized

Old Business

- Park - update - 5:00
 - Trees need trimming but we will wait until oak wilt season ends to follow-up
 - A new bench will be added next to the existing one across from the volley ball pit and will face the volley ball pit

- Pool update - 5:00
 - New furniture has been ordered (6 tables and 24 chairs)
 - Should arrive in about two weeks
 - Old furniture will be placed outside the pool along the fence and offered for free to residents after being replaced with the new furniture

Committees

- Architectural Review - 1:00
- Communication - 1:00 (Clint)
 - Clint is transitioning Communication responsibilities from Eyad as new Secretary
- Social– 1:00 - Upcoming Events
 - New grill is needed for events to make cooking easier vote (5/0)
 - Social Committee will acquire this
- Governing Documents – 1:00
 - This committee has been dissolved as it is not active
- Pool & Pavilion – 2:00
 - This committee is not active but is being kept in case we need it
- Yard of the month (Viviana) – 1:00
 - New signs have been purchased and will be put out for new winners (1st,2nd,3rd)
- Welcoming Committee - 2:00
 - This committee has been dissolved as it is not active
- Landscaping
 - This committee is not active but is being kept in case we need it

New Business

- Two power outlet boxes to be added to the park pavilion center poles at the top vote (5/0)
- One new dog waste station to be added to the park vote (5/0)
- Meeting Schedule
 - Will keep current meeting times as they are at 6:30 PM
 - July meeting will be skipped due to timing with 4th of July holiday

Homeowner Comments - 10:00

Adjourn (Tracy adjourned at 8:03 PM)

Executive Session

- **Violations Legal**

- Delinquencies

Oral Summary of Executive Session