

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING
DATE: June 06, 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 6:30 PM

Presentation – None

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

Homeowner Comments (signup is mandatory) – 10:00

- None

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

Common Area

Accounting

- We closed MAY 2019 at \$564,542k
 - Following is a little snapshot of our numbers as of MAY 31, 2019.
 - Our current cash assets: \$564,542.41
 - Total Income for MAY: \$35,385.40
 - Total Expenses for MAY: \$37,703.04
 - Total Income Year to Date: \$223,493.56
 - Total Expense Year to Date: \$190,280.61

Restrictions

Action Items:

- Board to take HOA training (CAI) (Still Pending)
- By-Law changes have been recorded

Old Business

- Park - update - 5:00
 - Bench in front of Volleyball Pit installed
 - Ordered two new dog waste cleanup stations (two for the price of one) (Installation Pending)
 - Two new electrical outlets have been installed at the park pavilion

- Pool update - 5:00
 - New tables (6) and new chairs (24) have been placed in the pool area and the older furniture removed
 - There is missing tile in the corner nearest to the pavilion which will be repaired

Committees

- Architectural Review - 1:00
 - New submission from homeowner submitted during HOA meeting
- Communication - 1:00 (Clint)
 - Newsletter successfully changed hands
- Social– 1:00 - Upcoming Events
 - New grill for social committee still pending
- 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
 - Help needed for anyone willing to help monitor for winners/put signs out
- 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
 - Top Choice seed has been placed in grass around the park
 - Drainage at new bridge and new country getting really overgrown and will get bottom done when it dries up some more

New Business

- Vote to replace both fans in pool pavilion with commercial grade fans vote (5/0)
- Vote to add three new dinosaur spring ride toys and padded area to the park vote (5/0)
- Jim to provide estimate for two possible fans to be added to park pavilion
- Teenagers recently jumped the fence for the pool late at night
 - More lights suggested- night watchman pole lights- 4 to 6 night watchmen lights estimate will be proposed to the board by Jim
- Whiteboard will be added to pool pavilion and reservations written on the day of to help clarify when the pool pavilion is reserved and who reserved it
- Meeting Schedule
 - Reminder - July meeting will be skipped due to timing with 4th of July holiday

Homeowner Comments - 10:00

- None

Adjourn (Tracy adjourned at 7:35 PM)

Executive Session

- **Violations Legal**
- **Delinquencies**

Oral Summary of Executive Session

Came out of Executive Session at 7:50 PM
Meeting fully adjourned at 7:52 PM