

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING
DATE: August 01, 2019
18:30 - 19:30
Park Pavilion: 330 Sheep Trail Drive Kyle, TX

Board:

William Bennett (absent – excused)
Viviana Sandoval
Tracy Scheel
Clint Kosh
Eyad Almalood (Last meeting as is stepping down)

Meeting Highlights:

Tracy called meeting to order at 6:30 PM

Presentation – None

Ratify board votes since last meeting – Passed vote (4/0)

Homeowner Comments (signup is mandatory) – 10:00

- E. Maureen Olson-
 - Walks dogs around the park and there are children on electrified scooters, and they ride on the sidewalk
 - Tracy suggests PSA on Facebook/Newsletter
 - Maureen suggests looking up if it is against city code and post a sign (Tracy suggests saying no electric vehicles at all- sign on the sidewalk of park – on hiking paths)- Maureen wants to include the parking lot (We cannot do parking lot per Tracy)
 - Maureen asks if city will be dredging greenways, we informed her city will not
 - Maureen suggests dredging it as the vegetation is building up
 - Tracy asks Jim if we can get proposals from engineers to dredge the greenways
 - Maureen mentioned two new trees that died and asks if we have insurance/guarantee
 - Jim mentions that they are warrantable and will be replaced – Tracy mentions we should address all 4
- Randy (RJ) Oshman -
 - His first HOA meeting
 - Would recommend a vote to be taken through the HOA to see if children at the park must be accompanied by an adult
 - Asks what is going on with the flower bed at entrance of New Country, seems empty
 - Coming from I-35 looks great but from Highway 21 looks bad, along the fence
 - No other speakers home owner comments closed at 6:41 PM

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

Common Area

Accounting?

- We closed JULY 2019 at \$513,534k
 - Following is a little snapshot of our numbers as of JULY 31, 2019.
 - Our current cash assets: \$513,534.33
 - Total Income for JULY: \$32,218.93
 - Total Expenses for JULY: \$89,269.38
 - Total Income Year to Date: \$291,999.30
 - Total Expense Year to Date: \$309,794.43

Restrictions

Action Items:

- Park – 3 dinosaur spring toys – We were going to put a ring with mulch but the cost was more than we anticipated
 - Jim has a suggestion to use middle area between the two swing set pads
 - Jim to check on the cost of this
 - Jim mentions we need to take care of a few trip hazards in the park
 - Fans (2) – if we hook it up to timer it's a little over \$3,164, and if on its own circuit \$4,100-Jim suggests to table this for now
- Pool
 - Lights update – if we do pole lights it will be about \$3500 per pole (cost prohibitive\pricey)
 - Suggest motion sensor light to swivel and show along fence on left front fence and to put flood light or motion sensor to right side of pool building
 - Or to put pole light right where people jump over the fence where the sidewalk curves on the right of the pool
 - Tracy suggests the motion sensor idea on the corners
 - Jim suggests we need the poles and suggests up to \$4000 motion (voted 4/0)
 - Jim suggests replacing rocks with splash pad type features (3 features) like our sister community McKinney Heights has
 - Can be seen in the baby pool pictures in their gallery:
 - <http://www.mckinneyheights.com/gallery>
 - Jim suggests digital sign for the pool pavilion instead of dry erase board

- Jim can change the wording from his office manage that himself (\$1000 or less)
- Tracy suggests that reservation appears as is entered into site, Eyad suggests doing this only after it is confirmed
 - Jim to provide research results on signs
- Pool getting new light switches, there is a faulty switch in one of the restrooms
- Landscape
 - Tracy mentions we excavated the entire drainage area to 150 and has asked if anyone has mowed, Jim to follow-up when the mower will be back

Old Business

- Board to take HOA training (CAI) (Still Pending)- We need logins
 - Jim to provide
- Pool update - 5:00
 - Repaired broken water main line at pool
 - There is missing tile in the corner nearest to the pavilion which will be repaired > Not done yet, also missing tile in baby pool and some grout issues both inside and outside of baby pool
 - Jim will have Mike look at the things baby pool floor probably addressed over fall

Committees

- Architectural Review - 1:00
 - More submissions – We are getting a lot of solar panel requests and we usually automatically approve them
- Communication - 1:00 (Clint)
 - Eyad leaving, and this is his last board meeting
 - Chatter about Facebook
 - Eyad asking about parks for lazy river
 - City will not give the Park up
 - Waterleaf has some great features compared to other subdivisions
 - Viviana suggests to lower frequency of newsletters and not make them paper
 - Clint suggested a poll
 - Eyad suggests to go quarterly
 - Jim suggests tabling distribution of the newsletter for next month – how often and what form
 - Tracy suggests to go ahead and do the survey on Facebook, through Survey Monkey

- Social– 1:00 - Upcoming Events
 - Lisa Bible stepping down from Social Committee
 - New grill for social committee still pending
- 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

New Business

- Budget 2020
 - Preliminary run through from Jim he will have excel sheet for next time
 - What type of capital improvement projects do we want to see?
 - Budgeting 30k for new cool coat on the pool deck
 - Can probably get by scraping up a section
 - Bathrooms need paint
 - Outside of building needs paint
 - Reserve study has it covered and the money will come out of the reserve
 - Jim thinks budget looks good and thinks we should think about the big ticket items
 - Will address line item stuff individually next meeting
- Electrical outlets replaced
- 4 dumpsters (shorter period)
 - Jim needs 2 week heads up
 - Tracy asks to double check JDog prices
 - September newsletter – Clint to mention people’s once a year pickup

Homeowner Comments - 10:00

- Viviana – Update FAQ on Facebook – make sure it’s on Info page
- Jim says we will have an app soon it’s in Delta
- Randy (RJ) Oshman asks if he can bill his neighbor for the fence Tracy says he should be able to

Adjourn (Tracy adjourned at 7:53 PM) Passed vote (4/0)

Executive Session

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

Oral Summary of Executive Session

Came out of Executive Session at 8:06 PM
Meeting fully adjourned at 8:06 PM