

**WATERLEAF FALLS**  
BOARD OF DIRECTORS MEETING  
DATE: September 5, 2019  
18:30 - 19:30  
Park Pavilion: 330 Sheep Trail Drive Kyle, TX

**Board members in attendance (4/4):**

William Bennett  
Viviana Sandoval  
Tracy Scheel  
Clint Kosh

**Meeting Highlights:**

Tracy called meeting to order at 6:30 PM

Presentation – None

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

Homeowner Comments (signup is mandatory) – 10:00

Manager's Report – Goodwin – 5:00

Common Area

- There will be a new smart phone app called Town Square that can be utilized to do most things that are currently able to be done only through the HOA or Goodwin website
  - Electronic violation processing will be coming out, will be able to see any violations in the smart phone app
- Jim suggests \$20k to improve entrances especially around New Country as previously suggested in the prior meeting
- We will get bubblers for trees which will be replaced if they die, waiting for rain to see
- Detail work needed near bridges
- Fence between sheep trail and Gina, area is run down
- Jim to work with city and talk about scope of what requirements are for grating and draining
- Will need to dredge in the next 12 months but we will try to get city involved

Accounting

- We closed AUG 2019 at \$521,869k

Following is a little snapshot of our numbers as of AUG 30, 2019.

Our current cash assets: \$521,869.47

Total Income for AUG: \$38,904.51

Total Expenses for AUG: \$30,805.74

Total Income Year to Date: \$331,140.18

Total Expense Year to Date: \$340,600.17

### Board Vote on Vacant Position

- Tracy poses question if we want to replace Eyad's position, it was nearing completion so it would be for 6 months
- Since we are only four now, we would need one more to have quorum
  - We will pick someone temporarily Passed vote (3/1)
- Maureen Olson and David Vail came forward in person as candidates, each spoke as to why they would like to be on the board and provided summaries of their qualifying experience
- Viviana proposed that Tracy give her position up for election as Tracy has previously mentioned she would offer this up if others are willing to fill the position, this proposition was tabled for later discussion
- Vote for temporary board member was tabled until executive session
- Result of executive session vote is that David Vail is elected to be the temporary replacement for the open board position for 6 months

### Old Business

- Bubble replaced in child structure in park
- Dinosaur spring toys should be installed by October in time for NNO
- Pool will have walkthrough building will need to be painted (Jim to walk through with Tony and Clint)
- The budget for new pool toys was proposed by Jim to be \$55,070 with 3 toys for pool replacement where the fountain rocks currently are
- The estimate is priced high around \$5,000 over for buffer
- We could put 3 or more and do more elater Passed vote (3/1)
- Board to take HOA training (CAI) (Still Pending)- We need logins
  - Jim to provide

### Committees

- Architectural Review - 1:00
- Communication - 1:00 (Clint)
  - Reviewed neighborhood poll results for newsletter (Thanks neighbors!)
    - Poll shows that overall the majority wants an all-digital format
    - Poll shows that overall the majority still want a monthly newsletter vs quarterly
    - Passed vote (4/0) to move newsletter to all digital format and keep physical copies printed and available at the marquees, October newsletter will be the final newsletter sent to the all the neighborhood This should save several hundred per month as the grand total usually is over \$700
    - It is predicted that this will drop \$7,200 to \$2,000 for newsletter budget in 2020

- Social– 1:00 - Upcoming Events

- NNO On October 1, Movie night on Nov 2
- Jim suggests Hello Nabr service to help automate Social Committee planning

- 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
- No volunteers have come forth
- Passed vote (4/0) to place last call for help in the newsletter and if no volunteers come forward before the next meeting at the beginning of October the YOTM program will be suspended until there is a volunteer who steps forward to keep it going

New Business

- 2020 Budget discussion
- We will get signs to say no motorized vehicles on the walking path in the park

Homeowner Comments - 10:00

- Suggests for bulletin boards at mailboxes request by Larry
- Viviana Homeowner comment – landscaping is a huge cost – why not get outdoor artificial flowers and such in entrances
- Clint Homeowner suggestion to have actual waterfalls at the entrances since we are Waterleaf Falls
- Jim to provide estimates on both suggestions

Adjourn (Tracy adjourned at 8:00PM) Passed vote (4/0)

Executive Session

Oral Summary of Executive Session

Came out of Executive Session at 8:06 PM

Meeting fully adjourned at 8:06 PM