

**WATERLEAF FALLS**  
BOARD OF DIRECTORS MEETING  
DATE: October 3<sup>rd</sup>, 2019  
18:30 – 20:04  
Park Pavilion: 330 Sheep Trail Drive Kyle, TX

**Board members in attendance (3/5):**

William Bennett (Absent/Excused)  
Viviana Sandoval (Absent/Excused)  
Tracy Scheel  
Clint Kosh  
David Vail

**Meeting Highlights:**

Tracy called meeting to order at 6:30 PM

Motion to ratify previous meeting minutes Passed Vote (3/0)

Presentation – None

Ratify board votes since last meeting – Passed vote (3/0) (online)

Homeowner Comments (signup is mandatory) – 10:00

Manager's Report – Goodwin – 5:00

- Common Area
- Recommending sprucing up entrances with nice fall colors, going to get quote, likely around 7K
- The three dinosaur toys should be in by the end of October in the park
- Working on signs
- Shipped wrong pole for lighting
  - Still projected end of October

New Business –

- Dumpsters-Tracy took poll and most people like idea of JDOG at curb
  - Could have run more smoothly
    - First truck came at 9:30 and we ended up waiting till 11:30
- Path a bit uneven exacerbated by drought, will wait for rain and then look at grinding down
  - Tracy suggested sod with the grinding
    - Per Jim John says it is hard to keep a row of sod alive
  - Tracy also suggested possible sandbox area in curve next to basketball court to address unevenness while also providing children play area
  - Clint suggested buried dinosaur bones in sand area
    - Jim to check into suggestions
- 3 signs about to be installed forbidding electric motors on park paths

- Clint asks if DCCR and other type documents can be provided in searchable forms to make it easier to review and uphold
  - Jim to provide
- David asks about merging DCCR changes into one document, per Jim can investigate but is expensive to do due to Lawyer review to ensure it is done properly
- David and Clint mention lights for sign are out at New Bridge entrance
  - Jim to address
- Marquee holders pending
  - Newsletter boxes are in, Jim will get them put up
- New estimated newsletter physical copies to be \$.55 each before postage. So, we're looking at \$55 plus the cost to UPS to one address (Clint) which would be about \$12.50. (\$67.50 total newsletter cost moving forward)
- Passed Vote (3/0) to do 100 physical copies of Newsletter, updated in budget
- 15k under budget for year
- Jim to check on flag pole light which is off at times

Will perform walkthrough pool when we close the meeting

- Passed Vote (3/0) to place 3 the following new toys replacing one of the rocks in the baby pool (estimated budget approved by vote in Sept meeting)
  - Palm tree
  - Mushroom
  - Buckets with ring

2020 Budget approved Passed Vote (3/0)

#### Accounting -

- We closed SEP 2019 at \$537,012K

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

Our current cash assets: \$537,012.74

Total Income for SEP: \$34,992.25

Total Expenses for SEP: \$20,564.48

Total Income Year to Date: \$366,567.59

Total Expense Year to Date: \$360,884.31

#### Old Business

- Board to take HOA training (CAI) (Still Pending)- We need logins

- Jim to provide

### Committees

- Architectural Review - 1:00
- Communication - 1:00 (Clint)
- Landscape
  - Tracy suggests utilizing the extra triangle space at New Bridge for a Veteran/First Responder Memorial (as may have been recommended in the past)
    - Tracy suggests implementing a waterfall at the memorial
    - People could purchase plaques or bricks in memory
    - Get a start phase 1 benches tranquil water meditate features
    - Jim mentions our sister neighborhood has:
      - Small memorial at pool a stone ring 4 feet in diameter, planted nice flowers in it, set in a circle with 2 benches on each side
    - Jim/Tracy to provide research results on waterfall in triangle
    - Clint suggests rubber benches for anti-heat
  - Tracy wants outdoor led signs for marquee updates
    - Jim to Price out Bluetooth insert so that it can be updated by driving by
- Social– 1:00 - Upcoming Events
  - Passed Vote (3/0) to increase Social budget by 10K due to room in the budget and increasing demand
    - \$5,750 to \$10,000, taking \$1,200 out of newsletter printing budget and placing into social
  - We will try our first event with HelloNabr for Holiday Event at the park
  - NNO huge success!
  - Movie to show on Nov 2 (Toy Story 4 at 7:30 PM at park)
- Pool & Pavilion – 2:00
  - This committee is not active but is being kept in case we need it
- Yard of the month – 1:00
  - Officially suspended but Tracy and David will handle it for the holiday winners to keep it going

### Homeowner Comments - 10:00

- None

### Executive Session (entered at 7:48 PM)

#### Oral Summary of Executive Session

Came out of Executive Session at 8:04 PM  
Meeting fully adjourned at 8:04 PM Passed vote (3/0)