

WATERLEAF FALLS  
BOARD OF DIRECTORS MEETING  
DATE: December 4th, 2019  
18:30 - 20:00  
Park Pavilion: 330 Sheep Trail Drive Kyle, TX  
Agenda

Board members in attendance (5/5):

William Bennett  
Viviana Sandoval (Arriving at 6:45 PM)  
Tracy Scheel  
Clint Kosh  
David Vail

Meeting Highlights:

Tracy called meeting to order at 6:30 PM

Presentation – None

Ratify board votes since last meeting Passed Vote (3/0) (with one abstention)

Homeowner Comments (signup is mandatory) – 10:00

509 Apricot problem dogs- HOA has exhausted our options, bringing in Animal Control (Kyle PD)  
Inhabitants rent although it is the Homeowner's responsibility to correct the issue with the renters.

KPD has enforced requirements to reinforce their fence and put up warning signs.

Officers from KPD Animal Control division brought in to speak, we have called Animal Control, and have been involved for quite a while with this case. KPD has deemed the dogs as potentially dangerous. They have had 28 letters sent to 509 Apricot. Dogs were deemed potentially dangerous before this past incident and the most recent incident involved injury (death) to another dog.

Animal Control is moving forward in process to deem the dogs as dangerous.

If the dogs are deemed dangerous and are going to keep the dogs outside, then there are restrictions that would apply, further info can be found on the City of Kyle Website. Also applies to potentially dangerous. Investigation is ongoing. Right now, if a dog attacks another dog the dog cannot be taken away. Only if they attack a person. Looking to revise these rules to be presented by Jan 7 to the City.

City is looking to enhance the rules around this with levels of dangerous and mandatory removal. Responsible pet ownership is the issue, not the animals themselves.

Tracy asks about loose cats. Not very many. Sometimes people abandon cats.

Maureen Olson asks:

Has the HOA questioned the Ice Cream Man about legitimacy – HOA has no ability to question legitimacy of vendors on public streets.

HOA Fees, pays \$31.50 but sees a \$2.10 fee being charged for Town Square app, with \$1.10 credited back, per Jim if you use a credit card it will charge you 3.5% of total, if you use bank account it will charge a dollar. Why does the receipt not list the convenience fee? Jim to check on that. Per Jim you can use a bank online bill pay or mail a check to save the convenience fee.

Maureen says she is disappointed that Jim has not called her back since she called six times about the convenience fee. Maureen believes we should have been warned about the convenience fee ahead of time. Jim will pass the message along to Goodwin Management. Per Jim he did not have any messages from Maureen in his voicemail but is sorry that he missed these calls. Jim will work with Maureen on a test tomorrow to ensure there is no issue with the phones.

Lastly, with the fiasco of not returning the six calls, it is asked by Maureen, how much are we paying Goodwin and is it time for us to look around for other management companies.

Per David we have reviewed before from Alliance to Goodwin in 2011. Per Maureen, Jim does a good job aside from not returning the phone calls. Per Tracy the other management company would nickel and dime with line items such as 1k a month for 'office supplies'. Per Tracy, Goodwin is the only company that is all inclusive aside from postage.

Per Tracy Maureen is right that we should do a review periodically.

Pool key question from a resident. Jim answered with process to follow.

#### Manager's Report - Goodwin - 5:00

- Common Area
- Accounting
- Restrictions

Jim expects that we will end the year around \$500k

## Accounting –

- We closed NOV 2019 at \$477,423K

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

Our current cash assets: \$477,423.21

Total Income for NOV: \$31,188.25

Total Expenses for NOV: \$88,483.79

Total Income Year to Date: \$433,151.66

Total Expense Year to Date: \$487,057.91

Expense is the splash pad for the pool, numbers are unreconciled.

## Old Business

- Park
  - Looking into wireless cameras for area that was vandalized recently
  - Looking into better switch for basketball court light as switch box was broken into as it is plastic
- Pool
  - Have a few lights out, will convert to led as they burnout
  - Toys are ordered, waiting on them to arrive to put them in
- Landscape
  - Fall color has been placed in entrances
  - Will double check to make sure lights get put up on entrances for holiday decoration
  - Will switch to looking into all new marquees instead of trying to find inserts to fit current ones
  - Jim will check with person at the end of strip of land on the outer border near New Country to give the land to the woman who owns the piece of property that it runs to
- Pets
  - Addressed in home owner comments
  - Dog issues, can HOA put out a statement about 509 Apricot? Per Jim we should review with attorney before releasing anything official. Investigation ongoing as a dog has now been killed in the recent attack. HOA will wait until investigation is concluded.

## Committees

- Architectural Review - 1:00
- Communication - 1:00
- Social– 1:00 - Upcoming Events
- Pool & Pavilion – 2:00
- Yard of the month – 1:00
  - Signs delivered to new volunteer Jana Waltrip

## New Business

- Cert logins, only have one account but we need 5, Jim sent it up to his management
- Need to form committee for nomination
  - Clint to put in newsletter that we are looking for nominees for election in March and to contact Jim and put in description that we meet each month etc.

Homeowner Comments - 10:00

- Is there a source of recommendation for upkeep etc/vendors
  - Facebook groups/Jim offered to give recommendations

Adjourn at 8:46 PM Passed Vote (5/0)

Executive Session

- Violations Legal
- Delinquencies

Oral Summary of Executive Session