

WATERLEAF FALLS
BOARD OF DIRECTORS MEETING
DATE: November 14th, 2019
18:30 - 20:00
Park Pavilion: 330 Sheep Trail Drive Kyle, TX
Agenda

Board members in attendance (4/5):

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

Meeting Highlights:

Tracy called meeting to order at 6:35 PM

Presentation – None

Ratify board votes since last meeting

Motion to approve Passed Vote (4/0)

Homeowner Comments (signup is mandatory) – 10:00

Manager's Report - Goodwin - 5:00

Balance sheet totals \$535,216.62 as of October 31st 2019. Income YTD is \$56,961 more than anticipated, expenses are \$32,589 over budget,(drainage). Net fund change for the year is \$3,887. A few items to bring your attention to, landscape maint was \$9k over budget for the month due to catching up on drainage mowing, still under budget for the year. \$3300 over budget on pool supplies (starting work on splash pad). Utilities running a little high, water bill includes irrigation from August and September. Dumpster day cost of \$2451 also hit in October. Overall financials remain very strong.

Governing docs being converted to searchable.

Working on upgraded inserts for marquees. Having trouble finding solution that fits.

Prep beds at all entrances and Fall Color install next week

Accounting –

- We closed SEP 2019 at \$535,216K

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

Our current cash assets: \$535,216.62

Total Income for OCT: \$35,639.50

Total Expenses for OCT: \$37,189.81

Total Income Year to Date: \$401,961.28

Total Expense Year to Date: \$398,074.12

Old Business

- Park
 - Trying to get dinosaur toys installed. Gametime seems to be dragging their feet. Try to have an exact day asap.
 - Emailed sandbox idea, let me know what you think.
 - New lighting installed and switch put on the basketball goal light.
 - Checking on sandbox ideas to help with uneven areas along path
 - Jim sent in some ideas (tabled)
 - Waiting on new replacement trees
- Pool
 - Splash pad upgrades underway, flagpole light fixed
 - Waiting on pieces to come in
- Landscape
 - Prep work to all entrance beds has started. Fall color scheduled to be installed next week weather permitting.
 - Working on quotes for Memorial Park
 - Working on wireless inserts for marquees, having trouble finding a product that will fit marquees without much modification.

Committees

- Architectural Review - 1:00
- Social – 1:00
 - Movie night was a success
 - First HelloNabr event next Month on Dec 14
- Communication - 1:00 • Social– 1:00 - Upcoming Events
- Pool & Pavilion – 2:00
- Yard of the month – 1:00
 - New person volunteered, thanks to Jana Waltrip

New Business

Holiday lights at entrances to be put out soon

Homeowner Comments - 10:00

Adjourn

Executive Session

- Violations Legal
- Delinquencies

Oral Summary of Executive Session