

WATERLEAF FALLS  
BOARD OF DIRECTORS MEETING  
DATE: January 2nd, 2020  
18:30 - 20:00  
Park Pavilion: 330 Sheep Trail Drive Kyle, TX  
Agenda

Board members in attendance (5/5):

William Bennett  
Viviana Sandoval (excused)  
Tracy Scheel  
Clint Kosh  
David Vail

Call meeting to Order – Tracy called meeting to order at 6:30

Presentation – None

Ratify board votes since last meeting - Passed Vote (4/0) (with one abstention)

Homeowner Comments (signup is mandatory) – 10:00

Manager's Report - Goodwin - 5:00

Common Area

- New keyed lock in place for light switch for Basketball court
- Christmas lights coming down
- Pool toys to be delivered soon
- Marquee bid was 7k for sign alone without install costs or electric etc,
  - Jim to check on a better deal
- Jim to check why taxes were more than budgeted

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Accounting

We closed DEC 2019 at \$478,951.k

Following is a little snapshot of our numbers as of DEC 31, 2019.

- o Our Current Cash Assets: \$478,951.74
- o Total Income for DEC: \$50,149.20
- o Total Expenses for DEC: \$55,806.25
- o Total Income Year to Date: \$483,491.44
- o Total Expenses Year to Date: \$535,869.16

Restrictions

## Old Business

- Park
  - Spring toys ran into another snag that we need a forklift to get the toys off of the truck, receiver we are having them sent to has a way to get them off of the truck, still waiting on these
  - Quote from Viper Security for cameras covering two additional angles in the park covering recent graffiti areas, \$3,279 all in for adding new storage/cameras
    - Passed vote (4/0) (with one abstention to move forward with new cameras)
  - Reserve study has us set to receive another seal coat for parking lot for this year and Jim will have it checked to ensure if we do or not
- Pool
  - Tony walkthrough with Jim on the things to fix, filters being repaired, toys in soon, flagpole leaning a little, Jim to address
  - Will get painter bid for pool facility
  - We suspect the recent pipe breaking issues related to the ground drying out so bad this summer and cracking
  - We had rats in the pool closet, had the closet services by exterminator for \$347, and will come back every 2 weeks and will have him every other month coming to spray for bugs and check traps, around \$103 every other month
- Landscape
  - Table ongoing convo about levelling around sidewalk
  - Tracy brings up Memorial Park idea to have contest to have homeowners help suggest designs for the Triangle area at the New Bridge entrance and to be voted on in the annual meeting
    - All suggestions will be taken into consideration and top three will be voted on
      - Should keep designs based on or under \$15k
    - Clint to announce that possibly in newsletter

## Committees

- Architectural Review - 1:00
- Communication - 1:00
  - December newsletter skipped due to scheduling conflicts
- Social- 1:00
  - HelloNabr event had success but could have been better
    - Seemed that HelloNabr was understaffed possibly stretched thin between events
      - Funnel cakes very small- vendor left without bringing enough to ensure we had all we needed, but cut it off at the amount he brought, were told it would be a food truck
      - Crafts could have been better
      - Cookies were from tins and they took what was not used with them
      - Places Santa backdrop initially in front of the bathroom
      - Would not let us help set up, sent us home
      - Not to be particular but to charge what they charge we could make better use of the money unless this was stepped up for the next event we try them for again

- Pool & Pavilion – 2:00
- Yard of the month – 1:00
  - Been going well since handed off to Jana (Thanks Jana!)

#### New Business

- Annual Meeting
  - 2 spots will be open:
    - As David is interim, he will need to be voted in the remaining one year of Eyad's remaining term which he vacated
    - William's position will be up for a vote
  - Jim will send email blast about positions as he did last year

#### Homeowner Comments - 10:00

Adjourn at 8:46 PM Passed Vote (4/0) (with one abstention)

#### Executive Session

- Violations Legal
- Delinquencies

#### Oral Summary of Executive Session