

WATERLEAF FALLS  
BOARD OF DIRECTORS MEETING  
DATE: February 6, 2020  
18:30 - 20:00  
Park Pavilion: 330 Sheep Trail Drive Kyle, TX  
Agenda

Board members in attendance (5/5):

William Bennett  
Viviana Sandoval  
Tracy Scheel  
Clint Kosh  
David Vail

Call meeting to Order - Tracy called meeting to order at 6:31

Presentation –Yvonne Gil-Vallejo – New member of City staff – Wastewater Treatment Plant Expansion Project Coordinator

Wastewater plant to be expanded over the next two years

Construction will be 7 am to 6 pm weekdays (weekends may be added if dates missed due to weather, hours may change to longer as well, whenever they have a change this will be communicated to the neighborhood.)

Tracy has asked for some type of screening to be put up in front of Holly Grove to shield from the dust, also screening of trees to help block the view

TDS sent 1.5 Million for Heroes Memorial

Ratify board votes since last meeting - Passed Vote (5/0)

Homeowner Comments (signup is mandatory) – 10:00

Question about online payments

Proxy question for voting etc

Manager's Report - Goodwin - 5:00

Tentatively March 28th due to availability

Common Area

Leaning flagpole – Jim checked into options, should we move it outside of the pool fence if we must dig it up anyway. Remove tree next to it or move flagpole – Jim will get a number and we will decide

Jim investigated the income tax fee and it seemed OK

#### Accounting

We closed JAN 2020 at \$510,355.k

Following is a little snapshot of our numbers as of JAN 31, 2020.

- o Our Current Cash Assets: \$510,355.99
- o Total Income for JAN: \$57,478.45
- o Total Expenses for JAN: \$26,074.20
- o Total Income Year to Date: \$57,478.45
- o Total Expenses Year to Date: \$26,074.20

#### Restrictions

#### Old Business

- Park - Spring toys being shipped in a couple of days, will be placed in at an angle
- Pool - Need to get those toys implemented, couple of tables damaged in wind storm
  - o Jim got estimate for pool painting for \$4,100  
Board approved - Passed Vote (5/0)
- Landscape
  - o New traffic lights had bulldozing that damaged irrigation system, they have mentioned they will rectify, we will hold them to it
  - o Tracy did not like how TexDOT did not the City or the HOA know about the light construction

#### Committees

- Architectural Review - 1:00
- Communication - 1:00 • Social– 1:00 - Upcoming Events
  - o Clint to add new items about change in dog laws
- Social – Will register for YOTM
  - o Jim talked to HelloNabr – still going to meet with them, they were surprised by their vendors seemingly
- Pool & Pavilion – 2:00
- Yard of the month – 1:00
  - o Clint will put something in the Feb newsletter about getting excited about planting to win YOTM

### New Business

- Annual Meeting
  - Jim will send email blast asking for candidates
  - 10 days later email will go out about meeting
  - Voting will be online or vote in the meeting
  - Yvonne will give presentation
  - Also, Breanna with animal control

### Homeowner Comments - 10:00

### Executive Session

- Violations Legal
- Delinquencies

### Oral Summary of Executive Session

David motions to move forward on lawsuit discussed in Executive Session

Adjourn at Passed Vote (5/0) at 8:23 PM