



**ESTATES of SHADY HOLLOW**  
**Home Owners' Association Board of Directors**  
**June 26, 2008 Meeting Minutes**

Directors Present

Monique Wells, Russell Bach, Christie Rath, Diane Tullia

Others Present

Carl Gamble, Victoria Harkins

## Meeting Agenda

**1. Homeowners' Comments and Questions**

None

**2. Minutes**

May meeting minutes approved.

**3. ACC Report - Kelly Rath**

Pending

- Guimbarda: 3303 Onion Hollow Cove – masonry wall

Approved

- McMahan: 3804 Lost Cavern Cove – fence replacement

Other

- House on Edwards Hollow painted without ACC approval.

**4. Property Manager Report – Carl Gamble**

- One homeowner in collection. Carl has sent a 10 day demand letter.
- Diamondscape is asking about some unattractive bushes at our entrance sign. Monique will review their proposal and make some recommendations.
- Check for logo contest to be mailed to Capital Area Food Bank.

**5. Treasurer Report – Russell Bach**

- ~\$900 water bill coming due to Aqua Texas not changing the billing address for the management company. BOD asked Carl to dispute any late charges due to oversight.
- BOD voted not to request an outside audit at this time due to all BOD access to financial statements and simplicity of business.

**6. Old Business**

- Directory – project complete. Total cost ~\$800. BOD voted to only update every few years due to low turn-over rates.
- Speed Limit on Edwards Hollow Run – Travis County has lowered the speed limit to 30mph. New signs are already posted.
- Entrance signs – Christie will get design ideas from sign painter. Posts and back board to be installed asap. BOD agreed on 2' x 3' size.

- Karst Caves – no update. Dwayne.
- Fire Hydrant Marking and landscape around hydrants – No update. Christie.
- Sidewalk on Brodie – Response from city. Christie asked more questions and got no response. BOD voted to pursue further.
- Welcome Kit – Dwayne is prepping the kit and has the excess directories. Carl provided two new residents. Christie will design a “welcome card” that includes a response to provide contact info to the HOA for e-mail distribution and future editions of the directory.
- ESHHOA website – no update. Dwayne will bring some proposed changes to the next meeting.
- Therapeutic riding request – Monique’s letter prepared and will be sent to the homeowner.
- CCR mailboxes – Carl sent out five letters to homeowners out of compliance. One is a recently damaged mailbox that is scheduled to be rebuilt. Two mailboxes are in good repair and the BOD voted to allow those homeowners to keep their non-masonry mailbox for now and commit to replace with a change in ownership or if the mailbox is ever replaced. Two mailboxes are in a state of disrepair and the BOD voted to pursue having the mailboxes replaced with masonry mailboxes. Christie will work with our attorney for language for both scenarios.
- Cell tower in Shady Hollow – The BOD is against the cell phone tower being built in a residential area. However, we agreed that we will not write a letter at this time because it will have little or no impact on the decision and may damage our relationship with the SHHOA.

## **7. New Business**

- AT update – Victoria Harkins provided an update to the rate case.
- Water issue from homeowner – BOD determined that issue may not be widespread and will suggest that the homeowner submit issue to AT and the TCEQ.
- Deer crossing sign request from homeowner – will suggest that the homeowner contact the county.
- Report of resident renting their yard for weddings – need more information

## **8. Next ESHHOA BOD Meeting**

- Meeting scheduled for July 17, 2008 at 6:00pm @ Manchaca Fire Hall on FM1626. Rescheduled for July 31<sup>st</sup> due to conflicts. Christie will e-mail April with the change.

**Meeting Adjourned.**