



ESTATES of SHADY HOLLOW
Home Owners' Association Board of Directors
January 15, 2009 Meeting Minutes
6:00 PM at Manchaca Fire Hall Kitchen

Directors Present

Bob Thonhoff, Victoria Harkins, Dwayne Dietrich

Others Present

Carl Gamble, Russell Bach, Phil Wendell

Meeting Agenda

1. Homeowners' Comments and Questions

Phil Wendell presented information as noted below.

2. Minutes

Minutes of the previous meeting were not available. Board will review and approve minutes at next meeting.

3. Property Manager Report – Carl Gamble

- Carl passed out literature regarding proposed legislation affecting HOAs.
- Carl presented update on ACC actions - update on ACC actions Trellis landscape vs. fencing definition

4. Treasurer Report

- Carl presented financial report.

5. Business

- Bailey Middle School Boundaries: The Board discussed Bailey Middle School boundary. No action was taken.
- Christmas Decoration Contest: The Estates of Shady Hollow Christmas Decoration Contest did not organize this year. No judges were retained by the Board.
- Shady Hollow MUD/Estates WW: The Board discussed our current rate structure and noted that our residents are charged 1.5 times the rate of persons within the MUD district. It was discussed that our residents do not pay a MUD tax and Dwayne noted that the surcharge appeared to be near equivalent to the tax. Discussion included questions about whether our neighborhood wanted to be part of the MUD district. No action was taken.
- Possible Annexation: Russell mentioned that our neighborhood may be under consideration by the City of Austin for annexation. No formal notification has been provided to our neighborhood of this consideration. No action was taken.
- Cell Tower: Dwayne discussed the cell tower issue and that he will attend another public meeting on this topic.

- Aqua Texas Water: The Board discussed the formal notice by our water utility that drought conditions are in effect and water rationing must be practiced. Also, the Board discussed that all of the fire hydrants within the Estates of Shady Hollow had been painted black which is a color code for a flush valve and not a working fire hydrant. This color coding is being used by Aqua Texas to lessen their liability for fire protection within our neighborhood because fire protection is not required by TCEQ. Bob offered to write a letter to Aqua Texas requesting that they provide fire protection within our neighborhood. Victoria updated the Board on the status of current litigation with Aqua Texas.
- Election of Officers: The Board held election of officers, and the new officers for 2009 are as follows:
 - President: Bob Thonhoff
 - Vice President: Dwayne Dietrich
 - Secretary: Christie Rath
 - Treasurer: Diane Tullia
 - Member-at-Large: Victoria Harkins
- Graffiti on WW Lift Station on Onion Hollow: Phil presented information regarding graffiti on the fencing and rubbish within the fenced area of the lift station. Phil had contacted Shady Hollow MUD regarding these messy conditions, and the MUD had offered to place slats within the chain link section of the fencing to hide their stored materials and equipment. Phil mentioned that their backhoe is being stored here and it can be seen above the fence. Phil provided electronic photos of the site. Bob agreed to write a letter to the Shady Hollow MUD asking them not to use their site as a lay down yard. Also, discussion was had regarding trash and debris around an oak tree near the lift station that young persons were using as a gathering area. The area is within the dedicated parkland that is part of the Southland Oaks neighborhood.
- Status of Neighborhood Sign: The Board discussed the status of the new sign on Green Emerald and that the wooden frame was constructed but the sign was not yet installed. Also, the Board suggested that another sign be installed along Onion Hollow at our neighborhood boundary near the lift station previously discussed. No formal action was taken.
- Landscaping at Main Entrance: The Board directed Carl to get a bid from Diamond Scape landscaping services to provide “xeriscape” plantings due to our water rationing drought conditions.

6. Next ESHHOA BOD Meeting

The Board voted to change our meeting time from 6:00 PM to 6:30 PM. Our next meeting will be Thursday, February 19, 2009, at 6:30 PM, at the Manchaca Fire Hall Kitchen.

Meeting Adjourned.

Minutes Prepared By: Bob Thonhoff