



ESTATES of SHADY HOLLOW  
Home Owners' Association Board of Directors  
February 19, 2009 Meeting Minutes  
6:30 PM at Manchaca Fire Hall Kitchen

Directors Present

Bob Thonhoff, Dwayne Dietrich, Diane Tullia, Christie Rath

Others Present

Carl Gamble

## Meeting Agenda

1. Homeowners' Comments and Questions

No homeowners were present.

2. Minutes

Minutes for October and November 2008 and January 2009 were approved.

3. ACC Report

Kelly Rath provided a written ACC report outlining projects reviewed by the ESHHOA ACC since the last report.

Approved

- Planos: 12304 Edwards Hollow Run – exterior paint, updates, and landscaping
- Macy: 3704 Ebony Hollow Pass – storage shed, screening A/C, shrub removal
- Cabler: 12101 Corner Brook Pass – storage shed
- Frueh: 3805 Lost Oasis Hollow – fence
- Albrecht: 3602 Green Emerald Terrace – shed
- Northcutt: 3807 Green Emerald Terrace – lattice extension to fence
- Muyshondt: 12408 Edwards Hollow Run – garage
- Thomsen: 12004 Red Hawk Cove – swimming pool

Denied

- Barnett: 3801 Ebony Hollow Pass – gazebo, requested more information

4. Property Manager Report – Carl Gamble

- Most homeowners have paid the annual HOA dues, a few are delinquent and demand letters will start in March.
- Some minor violations – dirt pile, trailers, parking on the grass

5. Treasurer Report – Diane Tullia

- Diane indicated that finances are as expected. Expenses are in line and revenues typical for just after annual dues are collected.

6. Old Business

- Entrance Landscaping – Two proposals were received from Diamond Landscape for drought resistant landscaping \$4k and \$11k. No action was taken.

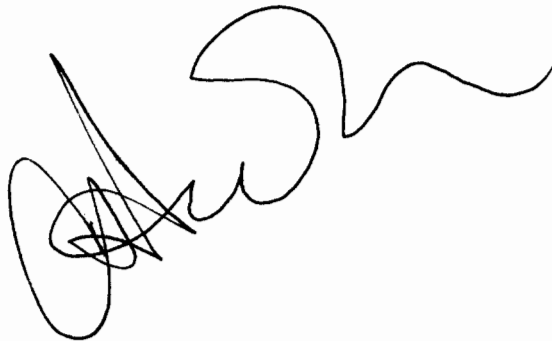
- Neighborhood Signs – The 2008 BOD had chosen a color scheme. The color choices were confirmed with the current board and Christie will give the go ahead for the painter for two signs. If it is determined that a third sign is desired on Onion Hollow Run, the BOD will commission it at a later date.
- Fire Hydrants – Bob provided an update on the fire hydrants in our neighborhood and has prepared a draft letter to Aqua Texas to request they repaint the hydrants and restore the reflective bands.
- ESHHOA Website – Dwayne has met with April and taken over the ESHHOA website maintenance. He is looking into a new format that would allow easier updating and will provide more details next month.
- ACC/CC&R Issues
  - i) Mailboxes: Christie will prepare the letters for the four homeowners with substandard mailboxes and send to William Heyer for approval.
  - ii) Wire fence/trellis: Carl will prepare a letter telling the homeowner that the BOD is requiring that they screen it and encouraging them to work with the ACC for direction and appropriate materials.
  - iii) Fence relocation with pool: Kelly will prepare a letter asking about the approved project and the variation under direction of the BOD.
  - iv) ACC denied fence: Carl will prepare a stop construction notice as well as a fine structure for failure to comply or gain ACC approval within 30 days.
- Lift Station on Onion Hollow Run – Graffiti on WW Lift Station on Onion Hollow Run The MUD has agreed to clean up the area and provide a screen if necessary. Bob has prepared a draft letter asking the MUD to not use the location as a lay down yard for equipment. Dwayne has been talking to the City of Austin about a sign similar to Brodie Wild to serve as notification that the area is dedicated parkland.
- Newsletter – Christie will prepare a small newsletter for distribution on behalf of the BOD focusing on ACC approval process, SH-45 update if appropriate, and water restrictions.

#### **7. Next ESHHOA BOD Meeting**

Our next meeting will be Thursday, March 19, 2009, at 6:30 PM, at the Manchaca Fire Hall Kitchen.

#### **Meeting Adjourned.**

Minutes Prepared By: Christie Rath

A handwritten signature in black ink, appearing to be 'Christie Rath', written in a cursive style.