

Directors Present

Bob Thonhoff, Dwayne Dietrich, Victoria Harkins

Others Present

Carl Gamble

**1. Homeowners' Comments and Questions**

No homeowners were present.

**2. Minutes**

The minutes for March 2009 were approved.

**3. ACC Report – Kelly Rath**

There was no information to report.

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

Carl noticed that a few homeowners still have Christmas decorations. He will notify these residences to speed removal.

**5. Treasurer Report – Carl Gamble**

Carl reported normal budget expenses. Five (5) homeowners have not paid HOA dues. Current balance is \$51,993.17..

**6. Old Business**

- Christie sent note that neighborhood signs should be installed next week.
  - Bob reported that "black" painted fire hydrants have not been completely resolved. Bob sent "Certified" letter to Aqua Texas demanding fire protection. Manchaca Fire Rescue is negotiating a "Memorandum of Understanding" with Aqua Texas to test each fire hydrant for fire flow capacity and color code hydrants. Aqua Texas then would maintain hydrant. Hopefully, this issue will be resolved by next month.
  - ACC/CC&R Issues – Carl Gamble  
Board discussed current issues with homeowner violations:
    - 1) Unapproved fencing,
    - 2) Non-compliant mailboxes; and
    - 3) Trellis/fencing definitions
  - Newsletter - Christie sent memo that she intends to publish newsletter by this weekend and Board members should have all edits back to her by Friday.
- 7. Park Update – Dwayne contacted COA Parks to discuss illegal building of tree houses in park adjacent to Green Emerald. City has agreed to remove these tree houses. Some homeowners may be needed to assist in removing debris from trees so City can haul off.**

**8. Next ESHHOA BOD Meeting**

Next ESHHOA BOD meeting is scheduled for Thursday, May 21, 2009, 6:30 PM, at the Manchaca Fire Hall Kitchen.

**Meeting Adjourned.**

Minutes Prepared By: Bob Thonhoff