

## Home Owners' Association Board of Directors

**June 18, 2009 Meeting Minutes**  
**6:30 PM at Manchaca Fire Hall Kitchen**

### Directors Present

Bob Thonhoff, Diane Tulia, Dwayne Dietrich

### Others Present

Carl Gamble, Kelly Rath, Ruben and Juanita Olivarez

#### 1. Homeowners' Comments and Questions

Mr. and Mrs. Olivarez presented information regarding the reasons for delays in submitting plan drawings and gaining ACC approval for construction of a new fence.

#### 2. Minutes

The minutes for May 2009 were approved.

#### 3. ACC Report – Kelley Rath

Kelley reported on the following projects reviewed by the ACC.

- Olivarez, 3304 Lost Oasis, new fence was approved pending resolution of fine
- Dempsey, 3700 Ebony Hollow Cove, landscaping was approved
- Tomasek, 3506 Corner Brook Cove, pool building pending

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

- Echols, 3416 Barker Hollow Pass, directed to screen garden fence with lattice or vegetation
- Setterquist, 3704 Lost Oasis, directed to screen garden fence with lattice or vegetation
- Ornelas, 12308 Red Mesa, has started a landscape project and will submit plans to ACC
- The homeowner with the non-compliant mailbox on Corner Brook Pass plans to submit a photo of a proposed new masonry mailbox for approval by the ACC
- Bialac, 3318 Lost Oasis, will be notified by Carl to send a photo of their proposed new masonry mailbox for ACC approval
- The tree removed by the homeowner at 3713 Ebony Hollow was removed due to oak wilt. The Board agreed with the necessary removal.
- Cooley, 3800 Green Emerald, was sent letter by Carl to remove or replace dilapidated fence in back yard
- The lone pole on Onion Hollow which used to have an ESHHOA sign has been removed by the request of the Board
- Carl reported that we are current on all collections as of this date

#### 5. Treasurers Report – Diane Tulia

The ESHHOA is operating within projected budget and currently has a balance of \$47,543.33.

6. **Old Business**

➤ Fire Hydrants

Bob reported that the Manchaca Fire Dept. and Aqua Texas have signed an agreement regarding fire protection in our neighborhood. All fire hydrants will be flow tested and color-coded for their fire flow rating. Johnny Hyde with the fire department said that all fire hydrants to date have exceeded 1000 gpm flow, which is very good. In addition to color-coding the hydrants, the fire department will replace the blue reflector tape on the hydrant and install a blue reflecting marker in the street to allow ease of location at night.

➤ Aqua Texas Update

No information was available at meeting.

➤ ACC/CC&R Issues

The Board discussed the resolution of three outstanding issues: non-compliant construction of fencing, non-masonry mailboxes, and gardens enclosed with galvanized welded wire fabric, which requires screening.

➤ State Highway 45

Bob reported that CAMPO passed a resolution to construct State Highway 45. Final design planning (toll lanes, number of lanes, access drives) is still pending.

7. **New Business**

• Amendment to Previous Minutes

Bob reported on a homeowner's request to remove their name regarding an ACC/CC&R issue from the approved minutes. Bob will contact this homeowner for further clarification. No action was taken.

• ACC Web Program

The Board authorized the purchase and use of a "Smart Web Program" to be used for ACC applications.

• Executive Session

The Board called an Executive Session to discuss resolution of ACC/CC&R issue.

• The Board directed Carl Gamble to prepare and send a final invoice to resolve a non-compliant construction of a fence at 3304 Lost Oasis.

8. **Next ESHHOA Meeting**

The next ESHHOA meeting is scheduled for Thursday, July 16, 2009, at 6:30 P.M., at the Manchaca Fire Hall Kitchen. Because the building is not air conditioned, discussion was had regarding moving to an alternative location. If an alternative location is chosen, the site should be posted on the website at least one week prior to the meeting.

**Meeting Adjourned**

Minutes Prepared by Bob Thonhoff

