

Directors Present

Bob Thonoff, Victoria Harkins, Jamie Brown

Others Present

Carl Gamble

1. Homeowners' Comments and Concerns

No comments or concerns were presented.

2. Minutes

The minutes were approved for June 2009, July 2009, August 2009, September 2009, October 2009, December 2009, and January 2010.

3. ACC Report

No ACC Report was presented.

4. Property Manager's Report

- Carl reported on four violations last month involving a utility trailer parked in driveway, trash cans and debris in view (2 homes), and an inoperative vehicle on jacks. Carl issued one \$50 fine due to continued noncompliance after several warnings, and three homeowners received a final letter warning them that if violation was not corrected, they would be fined.
- Carl reported that a light fixture was repaired at our Entry Sign.

5. Treasurer's Report

The ESHHOA currently has a balance of \$57,040.24. We still have \$3,200 in uncollected dues. Carl was given permission to initiate formal collection procedures if dues are not received by March 1, 2010.

6. Old Business

- Victoria reported that our rate case matter has been set for April 15, 2010, in District Court
- Bob provided an update of the Fire Station construction

7. New Business

- Discussed Christmas lighting for Entry Sign – No Action Taken
- Discussed the computerized system for ACC submittals and approvals. Jamie will research and report at next meeting.
- Discussed pertinent CC&Rs that may need revision this year – No Action Taken

8. Next Meeting

Scheduled for Thursday, March 18, 2010, 6:30 PM, at the Manchaca Fire Hall Kitchen.

Meeting Adjourned

Minutes Prepared by Bob Thonhoff

