



Home Owners' Association Board of Directors

**August 18, 2011 Meeting Minutes
6:30 PM at Texican Cafe**

Directors Present

Bob Thonoff, Victoria Harkins, April Schweighart

Others Present

Carl Gamble, Jeff Macy

1. Homeowners' Comments and Concerns

- SH 45 – One homeowner asked the status and what the BOD is doing about it. Bob attended an informational meeting. TX DOT has put it back on the plan due to the need for it. The next step is an environmental assessment with respect to runoff from the road. This is expected to take 6 months. The BOD will continue to monitor the status.
- Lost Oasis/Edwards Hollow intersection – The Crones are happy with the painted line and the reflectors.
CC&R changes – Jeff Macy asked about the process to amend the CC&R's. Proposed changes can be submitted to the BOD. All changes must be approved by the homeowners at the annual meeting.

2. Minutes

September 16, 2010 and November 18, 2010 ESHHOA BOD meeting minutes were approved as amended. May 19, 2011 and July 21, 2011 ESHHOA BOD meeting minutes were also approved as amended. Copies will be sent to Carl and Jamie for our files and the website.

3. ACC Report

- Jeff Macy provided the ACC report. There is one new submission.
- All submissions should be sent to Carl for copies for our records and inclusion in the ARC program.
- A nomination has been received for the vacant ACC position and will be submitted to the BOD for approval.

4. Property Manager's Report

- The budget is on target at \$46,132.89.
- Carl reported a number of violations, such as trailers, trashcans, etc.
- Letters have been received from PEC regarding the HOA capital credit allocation from the lighting at the entrance to the Estates.

5. Old Business

- Bob submitted a letter to Aqua Texas requesting a connection to a surface water source (i.e. City of Austin) to be utilized during ground water restrictions. No response received to date.
- We need to order mugs to welcome new homeowners. Bob authorized Victoria to order new mugs up to \$100.

6. New Business

Due to new state laws governing homeowners associations, our lawyer drafted a number of resolutions for approval. These include:

- Resolution adopting rain water harvesting policy
- Resolution adopting a solar energy device installation policy
- Resolution adopting flag display policy
- Resolution adopting a collection policy
- Resolution adopting a payment plan guidelines policy
- Resolution adopting board meeting notice procedure
- Resolution adopting a records production and copying policy
- Resolution adopting a records retention policy

All of the resolutions were approved. It was noted that decorative rain barrels of less than 100 gallons were not included in the rain water harvesting policy. Flags displayed on holidays for fund raising were also not included.

7. Next Meeting

Scheduled for September 15, 2011 at the Texican Cafe

Meeting Adjourned

Minutes Prepared by April Schweighart