

Directors Present

Bob Thonhoff, April Schweighart, Jamie Brown

Others Present

Carl Gamble

**1. Homeowners' Comments and Concerns**

- Email received regarding an ACC item. Bob to follow up with Kelly Rath.
- Fire hydrants – Ours were built to the specification at the time the development was built. Aqua Texas painted them black, which was illegal at the time. The TQEC has since changed the rule, and it is now permissible. The Board sent a letter to Aqua Texas at the time of the painting stating that if one of the fire hydrants did not work, Aqua Texas would be responsible for the replacement and any damages. The Manchaca Fire Department checks each of our fire hydrants yearly.

**2. Minutes**

Bob will send out the February minutes via email.

**3. ACC**

No report submitted

**4. Treasurer's Report**

We have \$60,590.82 in the budget and no unreasonable expenses to date.

**5. Property Manager's Report**

Fourteen homeowners are delinquent in paying their dues. In the drive-by report, Carl noted one temporary mailbox that would need to be replaced, one trashcan visible and some grass cutting issues.

**6. Old Business**

- Aqua Texas rate increase – We have received 4 protest letters, we need 24. Some homeowners may have mailed their letters directly to Aqua Texas.
- Bob will call Aqua Texas again regarding the emergency water connection to the city of Austin water supply.
- We are awaiting the attorney's report regarding the fence abutting Bailey Middle School as to who is responsible for maintaining or replacing the fence.

**7. New Business**

- Annexation – Austin announced at a Shady Hollow meeting that we will be annexed within six years.

**Next Meeting**

Scheduled for April 19, 2012 at the Texican Café

**Meeting Adjourned**

Minutes Prepared by April Schweighart

*April M Schweighart*