



Home Owners' Association Board of Directors

January 21, 2016 Meeting Minutes
6:30pm at the Manchaca Fire Department

Directors Present

Bob Thonhoff, Jamie Brown, Victoria Harkins and Shannon Gosewehr

ACC Members Present

Kelly Rath
Glen Alexander

Homeowners Present

Jean Dempsey

Others Present

Carl Gamble

1. Homeowners' Comments and Concerns

3504 Lost Oasis Hollow: owner raised concerns by email on January 8, 2015 about flooding due to lack of drainage ditch at street and requested assistance from the HOA. Concern was expressed by Board members that other property owners may be experiencing a similar problem. By unanimous vote of those present, Board agreed to have Victoria Harkins contact the county about drainage issues to see if there is anything the county is able to address. This may be a private property issue the homeowner must resolve.

2. Minutes

December minutes approved. Signed copies will go to Carl and to Jamie for the web.

3. ACC

The ACC has approved the following projects:

3709 Green Emerald Terrace: patio, pergola, outdoor fireplace, grill, pool, storage building
1400 Lost Oasis Hollow: storage shed

4. Treasurer's Report

The HOA has \$64,426.00 on account. No unusual expenses or new problems with collection.

5. Property Manager's Report

Two homeowners may be receiving a third notice of violation re: boat and/or vehicle.

6. Old Business

- Wedding venue – Since the HOA has not received three complaints in writing pursuant to Section 1a, Article VII of the CC&Rs, the Board unanimously voted to table any further action.
- Shed location – Glen Alexander reported that the parties had reached an agreement and the shed has been moved to an agreed upon location.

- Porch construction – Board voted to table any further action against the homeowner to give the ACC an opportunity to propose a compromise. Motion passed by Bob Thonhoff, Victoria Harkins and Jaime Brown. Shannon Gosewehr, who is the owner of the property, abstained from the vote.
- Radar Speed Feedback Signs – Victoria reported that the HOA needs approval from the Commissioner’s court to proceed; the HOA has submitted the appropriate documents to the court and is waiting on a court date. Victoria estimated 30-60 days until installation.
- Proposed amendment to the Bylaws – Homeowner previously proposed an amendment to the Bylaws to prevent the necessity of two annual meetings. Concerns were raised by Board members about the effect of the proposed new language on other parts of the Bylaws. Will be submitted to the HOA attorney for advice.
- Congratulations to the winner of the Winter Holiday decorating contest: 3400 Barker Hollow Pass. Honorable Mention went to 3705 Ebony Hollow Cove and 12000 Edwards Hollow Run.

7. New Business

- Board members were selected for the following offices by a unanimous vote of those board members present:

Bob Thonhoff – President
 Victoria Harkins – Vice President
 Jamie Brown – Member at Large
 Christie Rath – Treasurer
 Shannon Gosewehr - Secretary

- The following ACC Board members were selected by unanimous vote of those board members present:

Kelly Rath
 Glenn Alexander
 Rich Anderson
 Gernot Albrecht
 Victoriano Casas (contingent on acceptance)

Next Meeting

Scheduled for February 18, 2016 at 6:30 p.m. at the Manchaca Fire Station

Meeting Adjourned



Minutes Prepared by Shannon Gosewehr