

Home Owners' Association Board of Directors

February 18, 2016 Meeting Minutes
6:30pm at the Manchaca Fire Department

Directors Present

Bob Thonhoff, Jamie Brown, Victoria Harkins, Christie Rath and Shannon Gosewehr

ACC Members Present

Kelly Rath

Homeowners Present

Jean Dempsey

Others Present

Carl Gamble, Goodwin Management, Inc.

1. Homeowners' Comments and Concerns

- 3801 Ebony Hollow Pass: another homeowner asked whether the pergola had been approved. The ACC has no record it was submitted for approval. Board referred the matter back to the ACC for a proposal on how to proceed.
- 12004 Edwards Hollow Run: Board member received a complaint about the color and placement of a storage shed. Storage shed had ACC approval. Board referred the matter of set back to the ACC for a proposal on how to proceed.
- Concerns raised about mosquito control in the common areas during the spring and summer.

2. Minutes

January minutes approved as amended. Signed copies will go to Carl and to Jamie for the web.

3. ACC

The ACC has approved the following projects:

- 12505 Red Mesa Hollow: fence
- 12310 Red Mesa Hollow: shed
- 3600 Ebony Hollow Pass: fence
- 3700 Ebony Hollow Pass: fence
- 12500 River Rock Court: window replacement

4. Treasurer's Report

The HOA has \$67,588.05 on account. Delinquency report provided. No unusual expenses or new problems with collection.

5. Property Manager's Report

Three courtesy notices given:

- 3318 Lost Oasis Hollow: dumpster
- 12004 Corner Brook Pass: trailer
- 3302 Barker Hollow Pass: trailer

Two Notice of Intent to Foreclose sent due to account delinquency over 120 days

6. Old Business

- Porch construction – At the January meeting, Board voted to table any further action against the homeowner to give the ACC an opportunity to propose a compromise. ACC is still working on a proposal.
- Radar Speed Feedback Signs – Commissioner's Court hearing set for February 22, 2016. Will move forward after approval.
- Proposed amendment to the Bylaws – Homeowner previously proposed an amendment to the Bylaws to prevent the necessity of two annual meetings. Will be submitted to the HOA attorney for review.
- Homeowner concern re: flooding due to lack of drainage ditch at street and requested assistance from the HOA. Victoria Harkins will contact the county about drainage issues to see if there is anything the county is able to address. This has been communicated to the homeowner.

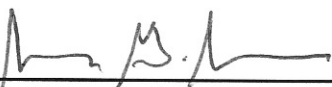
7. New Business

- Proposal to audit 2015 books for the HOA: Goodwin Management advised that an audit is not warranted. Motion not to accept the proposal for an audit passed unanimously by the Board members.
- Mosquito control: discussed, no action at this time.

Next Meeting

Scheduled for March 17, 2016 at 6:30 p.m. at the Manchaca Fire Station

Meeting Adjourned



Minutes Prepared by Shannon Gosewehr