

## Home Owners' Association Board of Directors

**June 16, 2016 Meeting Minutes  
6:30pm at the Manchaca Fire Department**

### Directors Present

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

### ACC Members Present

Kelly Rath

### Homeowners Present

Jean Dempsey

### Others Present

Carl Gamble, Goodwin Management, Inc.

### **1. Homeowners' Comments and Concerns**

- Homeowner has raised a concern by email about an aluminum building recently added at 3909 Green Emerald Terrace. Building was not approved by the ACC and appears to be dilapidated.
- Homeowner raised concern again about a neighbor operating a wedding venue on his/her property. Homeowner was advised that the Board must receive three written complaints before taking any action.

### **2. Minutes**

May minutes approved as submitted. Signed copies submitted to Carl and to Jamie for the web.

### **3. ACC**

#### Approved Projects:

- 3201 Barker Hollow Pass – exterior upgrades
- 12101 Edwards Hollow Run – house addition, front porch canopy, rear patio cover

#### Pending:

12404 Red Mesa Hollow – shed replacement

**4. Treasurer's Report**

The HOA has an account balance of \$55,237.04. Delinquency report provided. No unusual expenses or new problems with collection.

**5. Property Manager's Report**

No new warnings issued this month.

**6. Old Business**

- 3801 Ebony Hollow Pass – ACC reports Homeowner has a history of doing projects without ACC approval. Most recently, Homeowners constructed a gazebo on the north side of their yard near the property line without approval that may be in the 10' setback. ACC recommended a letter from the Property Manager pointing out the list of unapproved projects and advising the Homeowner that retro-active approval by the ACC is necessary. This matter is pending.
- 3701 Ebony Hollow Cove – ACC made a proposal to homeowner to resolve dispute regarding porch construction. Homeowner has not yet responded.
- Radar Speed Feedback Signs – The signs have been installed. Data from the signs may be downloaded and provided to the constable.
- Proposed amendment to the Bylaws – Homeowner previously proposed an amendment to the Bylaws to prevent the necessity of two annual meetings. The proposed amendment will be submitted to the HOA attorney for review.


**7. New Business**

Estates of Shady Hollow sign on Green Emerald Terrace – the sign is still not clearly visible. The sign is in the Travis County right-of-way, but in front of property that is not part of the Estates of Shady Hollow. The owner of the property does not want the HOA to cut back the vegetation in front of the sign. The Board will explore options to work with the current property owner or move the sign.

**8. Next Meeting**

Scheduled for July 21, 2016 at 6:30 p.m. at the Manchaca Fire Station

**9. Meeting Adjourned**

  
Minutes Prepared by Shannon Gosewehr