

Home Owners' Association Board of Directors

July 21, 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. Warning notice to be sent.

2. Minutes

June minutes approved as revised. Signed copies to be submitted to Carl and to Jamie for the web.

3. ACC

Pending:

3607 Black Mesa Hollow – fence replacement/storage shed

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 previously report 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. The Board unanimously voted for Goodwin Management to send a certified letter. 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. Board member following up on operational issues.
- Proposed amendment to the Bylaws – Homeowner previously proposed an amendment to the Bylaws to prevent the necessity of two annual meetings. The HOA attorney has provided a legal opinion, but Board members had additional questions for the attorney. Board members agree to submit questions in writing to the attorney for further guidance before the next meeting.
- 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 is continuing to consider options to address this issue.


7. New Business

- The neighborhood directory needs to be updated but there are questions about what information should be provided, and whether it should be provided in hard-copy or just online. The Board intends to add this matter to the annual meeting notice so these issues can be discussed with the homeowners at the annual meeting.
- Board members agreed that comments or responses made by individual Board members on social meeting are not considered official communication of the Board.

8. Next Meeting

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

9. Meeting Adjourned



Minutes Prepared by Shannon Gosewehr