



Home Owners' Association Board of Directors

**September 15, 2016 Meeting Minutes
6:30pm at the Manchaca Fire Department**

Directors Present

Bob Thonhoff, Christie Rath and Shannon Gosewehr

ACC Members Present

Kelly Rath

1. Homeowners' Comments and Concerns

None reported.

2. Minutes

August minutes approved as amended. Signed copies to be submitted to Carl and to Jamie for the web.

3. ACC

Approved:

3701 Ebony Hollow Cove – house addition

Pending:

3701 Ebony Hollow Cove – screen porch resolution

12507 Black Mesa Cove – fence replacement

4. Treasurer's Report

The HOA has an account balance of \$46,990.40. Delinquency report provided. No unusual expenses or new problems with collection.

5. Property Manager's Report

- Property Manager Carl Gamble is retiring first of the year and the EOSH will have a new property manager.
- 12304 Edwards Hollow Run – forced mow, owner contacted.
- There were 2 new move-ins this month.
- Carl will send meeting notices for annual meeting in October.

6. Old Business

- 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 and it is being reviewed by the Board.
- Expectations for Goodwin Property Manager re: duties and responsibilities will be discussed with new property manager.
- The Board voted unanimously to make Robert Henry Thonhoff, Jr. an authorized signatory on the EOSH Vanguard Account

7. New Business

- Trees – a number of homeowners have trees hanging into the street after all of the rain. The Board will consider sending a letter to these homeowners giving them the opportunity to trim the trees before the Board contacts the county and asks them to trim.
- Entrance landscaping – Board will be getting estimates to improve the signage and landscaping at the entrance. Suggestions included steam cleaning the entrance monument, painting the letters on the monument to make them more visible, and adding drought resistant plants.
- Annual meeting coming up on October 20th. Three board members are up for election/reelection this year.

8. Next Meeting

Scheduled for October 20, 2016 at 6:30 p.m. at Bailey Middle School.

9. Meeting Adjourned



Minutes Prepared by Shannon Gosewehr