



Home Owners' Association Board of Directors

**January 19, 2017 Meeting Minutes
6:30pm at the Manchaca Fire Department**

Directors Present

Bob Thonhoff, Christie Rath, James Brown and Shannon Gosewehr

ACC Members Present

Kelly Rath

Others Present

Carl Gamble - Goodwin Management, Inc.
Debra Johnson

1. Minutes

December regular meeting minutes approved. Signed copy will be submitted to Carl and Jaime for the web.

2. Homeowners Comments and Concerns

SH45 – Homeowners have raised concerns about its proximity to the neighborhood and sound pollution.

3. ACC

Pending:

3607 Black Mesa Hollow – Violation letter issued. Waiting for homeowners to seek retroactive approval for shed.

4. Treasurer's Report

- The HOA has an account balance of \$56,061.22. Delinquency report provided. No unusual expenses or new problems with collection.
- The Vanguard account will be closed and the balance transferred to another HOA account.

5. Property Manager's Report

- One new move-in in December – 12501 Barker Hollow Cove
- Lights on the right side of the entrance are out.

6. Old Business

- Trees – The HOA will issue a new letter to the homeowners about trimming trees because there are others now that also need to be trimmed.
- Congratulations to our Holiday Decorations Contest winners:
 - 1st place – 3705 Ebony Hollow Pass

- Honorable Mention –3704 Ebony Hollow Cove
- Honorable Mention – 11904 Edwards Hollow Run
- Neighborhood directory – Board is waiting on updated information from Goodwin Management before publishing the new directory.
- Entrance signs – The entrance signs have been cleaned and painted.

6. **New Business**

- Board members voted unanimously to continue to serve in the same capacities:
 - Bob Thonhoff – President
 - Victoria Harkins – Vice President
 - Christie Rath – Treasurer
 - Shannon Gosewehr – Secretary
 - James Brown – Member at Large
- Goodwin Management recommended the Board institute foreclosure actions on two properties: 12304 Edwards Hollow Run and 3500 Lost Pine Cove. In both instances, dues in arrears over 120 days. Motion made and seconded to table the matter until next meeting so the Board could review the account history. Motion passed unanimously.

7. **Next Meeting**

Scheduled for February 16, 2017 at 6:30 p.m. at the Manchaca Fire Station.

8. **Meeting Adjourned**



Minutes Prepared by Shannon Gosewehr