



**Home Owners' Association Board of Directors**

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**April 20, 2017 Meeting Minutes**  
**6:30pm at the Manchaca Fire Department**

Directors Present

Bob Thonhoff, James Brown, Christie Rath and Shannon Gosewehr

ACC Members Present

Kelly Rath

Others Present

Debra Johnson - Goodwin Management, Inc.

**1. Minutes**

February regular meeting minutes approved. Signed copy will be submitted to Debra and Jaime for the web. No March meeting due to lack of quorum.

**2. ACC Report**

Approved

- 12105 Edwards Hollow Run – Shed/office
- 3607 Black Mesa Hollow – Fence

Pending

12316 Edwards Hollow Run – Shed/office

**3. Homeowners' Comments and Concerns**

- Gunfire/explosions near neighborhood. Jaime will have an update at the next meeting.
- Annexation by the City of Austin. Date of annexation. Questions about services.
- Home business operating at 12504 Black Mesa Cove. Board advised that a special meeting would be called to discuss action to address the home business if 3 written complaints are received.
- Increase in property taxes/contesting increase
- Needed changes to Bylaws and CC&Rs. Homeowners present were encouraged to form a committee and submit proposed changes to the Board to be included on the agenda for the annual meeting.

**4. Treasurer's Report**

The HOA has an account balance of \$57,107.62. Delinquency report provided. No unusual expenses.

**5. Property Manager's Report**

- Light fixtures at entrance – photo cells are not working/conduit needs to be buried.

6. **Old Business**

- Vanguard account – HOA has received the funds to be deposited in HOA money market account.
- Executive session to discuss action on delinquencies. 12304 Edwards Hollow Run – foreclosure in process. 3500 Lost Pine Cove – motion made to enter into a settlement agreement for payment of assessment over 24 months and homeowner's agreement to stay current on annual dues going forward. Motion passed unanimously by those Board members present.
- Landscaping at entrance – have received one bid/waiting for second.
- Neighborhood directory – suggestion made to make a request for information through the Facebook page.

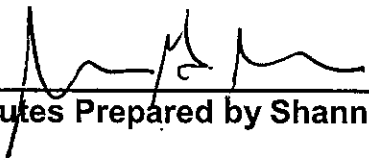
7. **New Business**

None

8. **Next Meeting**

Scheduled for May 18, 2017 at 6:30 p.m. at the Manchaca Fire Station.

9. **Meeting Adjourned**

  
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Minutes Prepared by Shannon Gosewehr