

THE ESTATES OF

*Shady*  
**HOLLOW**

## Home Owners' Association Board of Directors

**January 18, 2018 Meeting Minutes**  
**6:30pm at the Manchaca Fire Department**

### Directors Present

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

### Others Present

Cameron McDonald – Goodwin Management, Inc.

#### 1. Minutes

October regular meeting minutes were approved by unanimous vote. Signed copy will be sent to Cameron and Jamie for the web.

#### 2. ACC Report

##### Approved

12509 Red Mesa Hollow – Brick exterior repaint and upgrades

3710 Ebony Hollow Cove – Brick exterior repaint

#### 3. Homeowners' Comments and Concerns

Homeowners raised questions about how members of the ACC are chosen and how long they serve. The Board clarified that pursuant to Article VI, Section 2 of the Second Amended and Restated Covenants, Conditions and Restrictions of Shady Hollow Estates, the ACC consists of five members appointed by the Board, and each member appointed serves a term of two years. Each year, there are either two or three terms that expire and the Board appoints persons to fill those positions at the first regular HOA meeting of the year. Homeowners interested in serving on the ACC can volunteer anytime by submitting their name to the President of the Board, who will keep a list of names to be considered at the next appointment.

#### 4. Property Manager's Report

- The HOA has an account balance of \$42,261.51. Delinquency report provided. No unusual expenses.
- The Board unanimously approved the 2018 Budget, which added new funds to address oak wilt assessment and support social events. Expenses outweigh net income by \$2,405.00.

#### 5. Old Business

- Congratulations to the winners of the Holiday Decorating Contest:
  - 1<sup>st</sup> Place – 3704 Ebony Hollow Cove
  - Honorable Mention – 3705 Ebony Hollow Pass and 11904 Edwards Hollow Run
- 12504 Black Mesa Cove – Homeowner has agreed to a disclosure to put prospective buyers on notice that use of the property as a wedding venue violates the CC&Rs. Attorney representing Homeowner has not responded to attempts to contact him and finalize the language.

- Oak wilt assessment has been completed. Report has not yet been received.
- Speed notice sign on Lost Oasis is blocked by trees. Vendor will need to come back and move the sign.

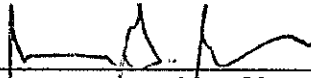
#### **6. New Business**

- Election of Officers – the Board member unanimously agreed to keep the same positions on the Board.
  - Bob Thonhoff – President
  - Victoria Harkins – Vice President
  - Christie Rath – Treasurer
  - Shannon Gosewehr -Secretary
  - Jamie Brown – Member at large
- Selection of ACC members – Current ACC members whose term expired again expressed interest. There were no other Homeowners on the list to be considered. Board unanimously reappointed those ACC members.
- Flags – the Board voted unanimously to participate in the Grand Old Flag Fundraiser. For \$90, two flags will be placed at the entrance on six different holidays during the year.
- Social Committee – The Board voted unanimously to create a Social Committee pursuant to Article VI, Section 1(i) of the Bylaws. The Board appointed Jamie Brown as the Board representative on the Committee and nominated Homeowner Julie Moore as the Committee Chairperson. The budget for social activities in 2018 is \$1500.

#### **7. Next Meeting**

The Board voted unanimously to move the next regular meeting to February 22, 2018 at 6:30 p.m. at the Manchaca Fire Department.

#### **8. Meeting Adjourned**



Minutes prepared by Shannon Gosewehr