

Minutes for the Board of Directors' Meeting of May 18, 2006

Present

- Board: G.C. Pettey, Bob Thonhoff, April Schweighart
- Property Manager: Carl Gamble

Approval of Minutes From the April 20, 2006 Meeting (April Schweighart)

G.C. made a motion to approve the April Meeting Minutes, Bob seconded, and the motion was approved.

ACC Report (Kelly Rath via email)

The ACC approved a recent submission for a pool house, pool, portico, stone decking and fence.

One of our homeowners completed a driveway expansion without ACC approved. A letter was sent to the residence requesting a retro active proposal and future compliance.

Property Manager's Report (Carl Gamble)

Carl commented that this is the time of year we often have a number of homeowners with visible piles of dirt, rocks, etc. due to construction projects. Also we have homeowners with RV's which are visible from the street. Both of these are violations of the CC&Rs. Carl notes these as part of his drive-bys and includes them in his report. He encourages homeowners to contact him and update him. For example, if a homeowner has family visiting for a week or so with an RV.

Carl also commented that the ESH fire hydrants are being repaired as needed. See additional comments below.

Treasurer's Report (John McGraw)

In John's absence, Carl commented on our budget. There were no unusual expenses and the budget continues to be on track.

ESH fire hydrants (Bob Thonhoff)

Bob spoke with Johnny Hyde, the Assistant Fire Chief of the Manchaca Fire Department. The Fire Departments checks each of the ESH hydrants at minimum of once per year. They try to do this twice per year. If there is a problem, they notify Aqua Texas. Aqua Texas has the responsibility to repair the hydrants. During a recent repair of one of the hydrants, it was noted that it did not have a cutoff value. All of the ESH fire hydrants should have proper cutoff valves. Mr. Hyde also noted it sometimes takes Aqua Texas a long time to repair the hydrants. Bob requested that in the future if the Fire Department finds a problem with one of the ESH fire hydrants, that he be notified as well. Carl recommended that as soon as we find out there is a problem with a fire hydrant, we send a letter to Aqua Texas via regular mail and certified mail stating that this is a safety issue and requesting that they repair the hydrant as soon as possible. In addition it was noted that our fire hydrants need to be clean of shrubs, painted, and have reflectors to make them more visible at night. We could ask Aqua Texas to do this, or hire someone to do this if need be. The Manchaca Fire Department is developing an informational packet on this topic that we could publish in our next newsletter.

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Travis/Hays Alliance of Communities (THAC) (April Schweighart)

April was contacted about a new organization, similar to OHAN, specifically for those communities close to the Travis' and Hays' Counties border. We discussed the value of joining this group, but decided to table this discussion until more of our Board Members were present.

July 2006 newsletter (April Schweighart) – Submissions due by June 9

- Aqua Texas rate increase protest update – Victoria
- Special Assessment for above – John
- Summer ESHHOA Board meetings moved to Manchaca Fire Hall
- Fire Hydrant Update - Bob

Next Meeting

June 22, 2006 6:30pm to 8:30 pm, Location Manchaca Fire Hall

Deleted:

Respectfully Submitted,

April Schweighart

Recording Secretary