



Home Owners' Association Board of Directors

May 21, 2009 Meeting Minutes
6:30 PM at Manchaca Fire Hall Kitchen

Directors Present

Bob Thonhoff, Dwayne Dietrich, Christie Rath, Diane Tullia

Others Present

Carl Gamble

1. Homeowners' Comments and Questions

No homeowners were present.

2. Minutes

The minutes for April 2009 were approved.

3. ACC Report – Kelly Rath

Approved

Evan-Lombe/Wong – 12402 Bear Hollow Cove: Retroactive approval of sunroom addition.

Wong – 12402 Bear Hollow Cove: Shed additions and upgrades, electrical, pergola, & cistern

Martin – 3606 Green Emerald Terrace: Tree removal, clean up, and replanting.

Alexander – 12504 Bears Den Court: Deck Cover

Other

A new residence is being planned on the one remaining lot @ 3321 Lost Oasis Hollow.

4. Property Manager Report – Carl Gamble

Carl sent out six letters regarding yard issues this month.

5. Treasurer Report – Carl Gamble

Carl reported normal budget expenses. Four (4) homeowners are delinquent on their annual HOA dues. Current balance is \$49,199.57.

6. Old Business

- No update on the painted fire hydrants.
- ACC/CC&R Issues – The BOD discussed current issues with homeowner violations.
 - 1) Unapproved fencing – follow up letter from property manager
 - 2) Non-compliant mailboxes – letter from property manager. Christie to follow up with William Heyer.
 - 3) Fencing in poor repair - letter from property manager
 - 4) Yard maintenance – complaint from a couple of home owners about not enforcing standards on lawn maintenance and trash.
 - 5) Projects undertaken without ACC approval – letters from Carl
- SH45 – Bob provide an update on the SW portion of SH45 per the CAMPO meetings. It looks to be delayed at least another five years to complete environmental studies. Due to restrictions, the stretch would have entrances/exits at Bliss Spillar and FM1626 but not at Green Emerald Terrace or Frate Barker.

7. New Business

The BOD may consider some changes the CC&Rs to include some conservation language regarding building standards, cisterns, and landscaping, etc. for the annual home owners' meeting.

8. Next ESHHOA BOD Meeting

Next ESHHOA BOD meeting is scheduled for Thursday, June 18, 2009, 6:30 PM, at the Manchaca Fire Hall Kitchen.

Meeting Adjourned.

Minutes Prepared By: Christie Rath