

**Home Owners' Association Board of Directors**

**May 18, 2017 Meeting Agenda**

**6:30 PM at Manchaca Fire Station #5**

**656 W. FM 1626 78652**



1. Meeting Called to Order, Attendance
2. Homeowners' Comments and Concerns
3. Minutes
4. ACC Report
5. Property Manager's Report
6. Old Business
7. New Business
8. Next Meeting
9. Meeting Adjourned



**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.

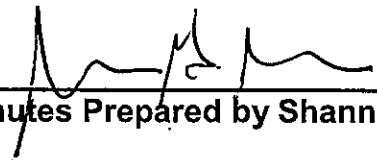
7. **New Business**

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