

## Minutes for the Board of Directors' Meeting of March 23, 2006

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### **Present**

- Board: Bob Thonhoff, Victoria Harkins, John McGraw, April Schweighart
- ACC: Kelly Rath
- Homeowners: Allen Gunter

### **Approval of Minutes From the February 16, 2006 Meeting** (April Schweighart)

The minutes were approved on a motion by April and seconded by Victoria.

### **ACC Report** (Kelly Rath)

The ACC received three submissions for RV parking including screening. There was discussion regarding what constituted proper screening, how big is too big, and what can be screened by an eight foot fence.

John Anderson has put the FAQ's on the ESH website. The members of the ACC and Board were encouraged to review them for accessibility.

### **Property Manager's Report** (Carl Gamble, via email)

Carl could not attend but provided an email bringing us up to date, with nothing significant to report.

### **Treasurer's Report** (John McGraw)

John McGraw reported that we are operating on budget.

### **Aqua Texas rate increase update** (Victoria Harkins)

Aqua Texas has not yet provided a specific proposal for resolving our protest of the rate increase out of court. We would not agree to anything without a specific proposal from them. Woodcreek would like to join with us, but has not been able to do so.

### **Residential wells and the conservation district** (Victoria Harkins)

The Edwards Aquifer / Barton Creek conservation district passed new rules for residential wells on January 26 this year. You must notify your neighbors of your plans to drill a well, for example.

### **OHAN update** (April Schweighart)

April provided a quick review of what transpired at the last OHAN meeting. The major topic was regarding the two Austin City Charter Amendments being pushed by Save Our Springs. The Board reviewed the wording of the proposed amendments provided by the City Council. (Since this time some voter went to court and the wording will change.) The ESH are within Austin's extraterritorial jurisdiction, and so we will have the opportunity to vote on any charter amendments that affect us, which does not apply to the "Open Government" Amendment but does to the "Clean Water" Amendment. April made a motion to pass a resolution recommending voting against the two amendments. John McGraw seconded, with the stipulation that the Board must review and approve the final wording. The motion was passed.

John McGraw asked if we should pass a resolution on the proposed closing of Brodie Lane. Allen pointed out the Board had supported extending Brodie to 1626 in the past. Allen provided

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an update on a meeting on this topic with representatives from Shady Hollow, the Villages of Shady Hollow, Barker Ranch, and the ESH Homeowners Associations. April agreed to follow up and find out what happened at the meeting and if any action was needed on our part.

### **July 2006 newsletter** (April Schweighart)

We again reviewed if we wanted to go to a monthly newsletter, but decided to stay with the quarterly format for now. We may review this again in the future.

Articles for the July newsletter are due to Peel, Inc. by June 10.

- Aqua Texas rate increase protest update – Victoria
- Special Assessment for above – Victoria or John
- Summer ESHHOA Board meetings moved to Manchaca Fire Hall
- Articles from Gail McGlamery, City of Austin Water Quality Protection Lands and Jennee Galland, Barton Springs/ Edwards Aquifer Conservation District

### **Further refinements to the Bylaws and CC&Rs** (Allen Gunter)

Allen reviewed two of the proposed CC&R changes from October 2004, #4. One, Vote #4, on permitted structures, would limit their number and size, was rejected. The discussion centered on the reason for rejection, which was believed to be that the proposed maximum size of 500 sq. ft. was too small. The other proposed change, Vote #6, was withdrawn due to its wording. That proposed change was to define the circumstances and the process by which a homeowner could appeal to the Board of Directors after a ruling by the ACC. Allen stated that in general you didn't want the Board reviewing everything the ACC did, but provided for example an avenue if the ACC did not rule in a timely manner. John McGraw thought that we already had language we were comfortable with the new Enforcement Policy. We agreed to review that language as a potential wording for a CC&R change for the 2006 Annual Homeowners meeting. Our attorney, Connie Heyer had recommended some changes the CC&R's previously. April will provide the Board members with Connie's input.

### **Bike Lane on Brodie from ESH to Slaughter Lane** (Kelly Rath)

Kelly contacted Gail McGlamery with the City of Austin Water Quality Protection Lands. She agreed that it was a good idea and offered to help with the process.

### **Next Meeting**

April 20, 2006 6:30pm to 8:30 pm, Location Bailey Middle School

Respectfully Submitted,

April Schweighart  
Recording Secretary