

emailed corrected

revision to P. O'Rourke

on 4-17-04

**ESTATES OF BRENTWOOD
HOA BOARD MEETING
April 13, 2004**

The Estates of Brentwood HOA Board Meeting was called to order at 7:35 p.m. in the home of Pat O'Rourke. Participating Board Members were Pat O'Rourke, John Ryder, Mark O'Connor, Ken Mills, Ray Young, and Kelly Bahrs. Absent Board Members were Peter Bahrs and Rich Siegmund. The following items were discussed in the order presented:

- 1) The following Board positions were filled: Pat O'Rourke – President, John Ryder – Vice-President, Mark O'Connor – Treasurer, and Kelly Bahrs – Secretary.
- 2) Discussion ensued regarding the neighborhood entrance property and landscaping. The property is owned by two homeowners. Travis County will pay our HOA for the landscaping improvements that have been made to the property. The amount is approximately \$1,600. Also, construction of a sidewalk on the south side of our entrance will mandate removal of a crepe myrtle tree. This tree will likely be relocated to another common area in the neighborhood.
- 3) Travis County Commissioner Gerald Daugherty spoke at the 2004 Annual HOA Meeting in February. Several questions were posed by homeowners. The HOA has received written responses to those questions.
- 4) Several homeowners have not paid their HOA annual dues. The HOA has contacted all of these homeowners directly or by mail as a reminder. Four homeowners (Ayoub – rp11517, Helton – cs11301, Truesdale – cs11205, and Bradley – rp11501) will receive certified letters at the end of April requesting immediate payment of 2004 HOA dues and advising that the HOA will file liens in May should the dues go unpaid. A bank actually has control of the Bradley – rp11501 property, so the certified ^{letter} will be sent to the bank.
- 5) The Annual Estates of Brentwood Garage Sale will be held May 22. Flyers will be delivered the last week of April to remind homeowners. The Board approved up to \$25 for the newspaper ad to be paid by the HOA. Homeowners will not be asked to contribute to the cost of the newspaper ad.

- 6) The HOA hosted an Easter children's event in April which included an egg hunt and photos with a rabbit "cut-out". The HOA paid for the rabbit "cut-out" and ^{it} will be used for future Easter events.
- 7) A pool was installed on the property of Loflin – md11305 without approval of the architecture committee. Lack of prior approval for improvements/changes/new construction is an on-going issue in the HOA. Trucks have damaged a portion of the park area which was repaired last year due to erosion. Some other Austin-area HOAs request a deposit from homeowners if they or their contractors must travel across common areas to complete construction. This is done to help cover the cost of any needed repairs of the common areas after the homeowner's project is completed. A potential deposit amount of \$500 was mentioned, but no action was taken.
- 8) The HOA Architectural Committee approved a pool house on the property of Loflin – md11305 on March 28, 2004. It was noted that the structure violates at least three specific HOA restrictions: a) "no building or other structure shall be built,, constructed,....., permitted on any Lot other than one detached single family structure (and garage)", b) the plans submitted by the homeowner do not detail the square footage of the proposed structure, the type and size of siding, nor the structure's placement on the property, and c) the plans indicate cedar beams which are not permitted. The questions arose regarding how and why the HOA Architectural Committee approved this structure in light of these specific restrictions. Discussion began regarding whether authority to approve proposed structures lies solely with the Architectural Committee or with the Board as well. Board member Ken Mills believed that the approval/disapproval of proposed construction is solely in the control of the Architectural Committee. Mr. Mills volunteered to obtain clarification of legal ramifications for future construction requests. Board President Pat O'Rourke suggested that the HOA Architectural Committee may need to review the Declaration of Covenants, Conditions and Restrictions for Estates of Brentwood.
- 9) Board member Peter Bahrs submitted a written request that the Board consider meeting with Travis County Commissioner Gerald Daugherty to request that the County either pay for a stone fence in full or offset the expense for the Estates of Brentwood HOA. The budget for the Anderson Mill Road Project is between \$2 and \$5 million. Two Spicewood HOA Board Members told Mr. Bahrs that they have dealt with Mr. Daugherty on other matters and Mr.

of Subjective Approvals

Daugherty is very reasonable. These two Spicewood HOA Board members suggested that the request for a stone fence is not unreasonable in relation to the estimated project costs, the added noise of the expansion, and the proximity of the road to the current fence line. Mr. Daugherty may be willing to seek additional funding to help offset the costs of a stone fence. It was also proposed that Estates of Brentwood HOA may want to include sister neighborhoods on the same side of Anderson Mill Road when approaching. The majority of the Board determined not to act on this proposal. Another proposal was introduced by the Board President to invite Chidi, a Travis County engineer, to discuss the projected configuration of Anderson Mill Road in relation to our existing fence line. The majority of the Board concurred.

The County.

10) ^{The} Board President stated that two members of the same household cannot be on the Estates of Brentwood HOA Board. This pertains to Board Members Kelly Bahrs and Peter Bahrs. It was proposed to remove Board Member Peter Bahrs from the Board and replace him with HOA homeowner Ray Young. The Board concurred.

11) The topic of unsightly homeowner lawns and landscaping was discussed. The Board considered scenarios which may require intervention and how the HOA should proceed in such situations. No binding decisions were made.

The meeting adjourned at 9:20 p.m.