

EofB Board meeting, 10/26/04. 7:30-9. Present: Pat O'Rourke, John Ryder, Mark O'Connor, Ray Young, Ken Mills.

Pat reported the receipt of funds from TxDOT for taking at entry. Funds will be deposited in the Association's money market account.

Discussion of Greener Side bid to realign sprinkler heads along Centennial. Board decided to wait until overall sprinkler system situation is known in context of AMR construction.

Discussion of Greener Side bid to trim trees and groom trail in park. Board decided to accept and have the work done.

Pat reported on an unsolicited bid for AMR wall construction. General discussion of wall bids, costs, etc. Topic tabled.

Ken distributed for comment rough draft of letter to County re fence replacement. He will continue to work on it and will also email it around in Word format for revisions.

Pat reported that we passed on contributing to candidate forum. All agreed.

Distribution of unsolicited information from Capital Metro regarding commuter rail election.

Mark and Pat led discussion to solicit new bids for mowing, to save money by reducing amount of mowing along AMR while construction underway.

Dues discussion. Pat reported that Association might only need \$200/house rather than current \$250 because of cost savings. Board decided to maintain at \$250 and deposit the excess in fund for future fence costs (whatever those might turn out to be).

Truesdale sold; Association received \$250. All agreed that was a good outcome.

Planning for '05 annual meeting in late February. Pat authorized to spend \$ for deposit on hall (probably \$150). Board members will again canvass neighborhood for attendance or proxies. Ken will look at past notes and report to Board re which positions are up in '05.

11/7 chili social in Monet cul-de-sac.

No progress to report regarding directory.

John: ACC report – possible fence alteration at Ayoub to cover “hole”; general agreement on acceptable replacement fences – wood, wrought iron, or masonry, no chain link or vinyl.

THE GREENER SIDE LP

3613 Laurel Bay Loop
 Round Rock TX 78681

Estimate

DATE	ESTIMATE #
6/4/2004	320

NAME / ADDRESS
Estates of Brentwood c/o Goodwin Management 11149 Research, Suite 100 Austin, TX 78759

PROJECT

DESCRIPTION	QTY	COST	TOTAL
MOVE & OR ADD IRRIGATION HEADS TO CURB SIDE OF CENTENNIAL BLVD. TO PREVENT DRY SPOTS & SAVE WATER DURING SUMMER MONTHS Hello Pat, As I have recommended in the past, I am proposing an estimate to modify the irrigation along Centennial Blvd. The current design does not get complete coverage along the curb(as you can see now and through the summer months by the dry spots along the curb) We currently are watering longer than necessary in an attempt to make these dry spots less noticeable. If we made the necessary modifications, you would save \$\$\$ on the water bill & have a better looking landscape. Give me a call with any questions. 773-7677 Thanks, Sam Sales Tax (Travis County)		500.00	500.00T
		8.25%	41.25
TOTAL			\$541.25

THE GREENER SIDE LP

3613 Laurel Bay Loop
Round Rock TX 78681

Estimate

DATE	ESTIMATE #
4/14/2004	301

NAME / ADDRESS
Estates of Brentwood c/o Goodwin Management 11149 Research, Suite 100 Austin, TX 78759

PROJECT

DESCRIPTION	QTY	COST	TOTAL
Crushed Granite by the cubic yard to fill in & cover eroded areas on park path way	1	35.00	35.00T
Delivery charge		45.00	45.00T
Labor & equipment: Haul & spread granite		350.00	350.00T
: Cut remove dead limbs & moss up to 15ft in trees			
: Raise canopies to 10 ft			
Dump fee for trailer load of Brush		75.00	75.00T
Sales Tax (Travis County)		8.25%	41.66
TOTAL			\$546.66

[To Chiddi]

We have been discussing with County staff the impact of AMR construction on our neighborhood, particularly the status of our privacy fence along the road. Attached to this letter is a basic drawing of a problem that will be created with the construction of AMR as we understand it. As you can see from the drawing, the combination of the (i) vertical retaining wall on the south side of the road (as high as 5') and (ii) the expansion of the road to within 5-15' of property lines, will create a sort of canyon between the road and the neighborhood. The area in that canyon will be difficult to keep free of weeds, trash, and rodents, and may also cause stormwater to back up into yards. Furthermore, the sidewalk on that south side of AMR will cause pedestrians and bicyclists to tower over the tops of the fence in that area, destroying any sense of privacy for the homeowners.

We note that money is often spent to erect sound walls to protect neighborhoods from increased traffic. (Along Parmer, for example, and proposed along MoPac.) This project will have the opposite effect, raising the level of traffic and moving it closer to residences so that even more noise from an increased amount of traffic will penetrate the houses backing up to AMR.

We understand that part of the cost of the project will be to install a hand rail or fence along the raised sidewalk on the south side of AMR. We also understand that the County will pay to replace the existing fence, as it will be damaged or destroyed in the construction process. We propose that the fence be replaced not along the back property lines but at the south side of the sidewalk, so that there is no canyon created between the road and the property lines. This will also solve the problem of privacy, by putting the 6' privacy fencing at the level of the road rather than 5' or so lower at current ground level. The County could grant easements to adjoining property owners to use and maintain the area that, in effect, is an extension of yards to the back of the retaining wall. (With that easement, there could be no possibility of a subsequent claim of prescriptive rights.)

[Sincerely, Board]

Cc: Commissioner Gerald Daugherty
Joe Gieselman, Travis County, Dept of Transportation and Natural Resources