

HOA Board Meeting Minutes

[These Minutes have not yet been approved by the Board]

Date: 9/17/2006

Time: 6pm

Attendees: Randall Stephens
Rich Siegmund
Pat O'Rourke
John Ryder
Mark O'Conner

Absent: Bob Roach

Board Business

Topic: Election Results

Summary – The recent homeowner's meeting fell short of a quorum by at least 2 votes. Our HOA articles and bylaws define the quorum to be at least 66 2/3rds of the homeowners. As a result, the Board agreed that the election was invalid.

Topic: Filling the position vacated by Kelly Bahrs

Summary – Kelly Bahrs vacated her position on the board prior to the last homeowners meeting. It was proposed that her position be filled by Ray Young, who has previously served on the board and who ran in the recent election.

Motion: Ask Ray Young to complete the remainder of Kelly Bahrs' term, through the next annual meeting

Motion by: Pat O'Rourke

Seconded by: Rich Siegmund

Votes for: All

Votes against: None

Abstain:

Result: Motion Passed

Topic: Extending terms of John Ryder and Randall Stephens

Summary – The terms of John and Randall have expired. It was proposed that each remain on the board until the next elections can take place

Motion: Extend terms of John Ryder and Randall Stephens until next election

Motion by: Rich Siegmund

Seconded by: Pat O'Rourke

Votes for: All

Votes against: None

Abstain: Randall Stephens

Result: Motion Passed

Topic: Changes to HOA documents (Bylaws, Articles and Covenants)

Summary – (following details taken from 9/13/2006 email from R. Siegmund)

It occurs to me that perhaps the time is right to consider amending our Articles, Bylaws and/or Covenants in a few areas. Each of these issues comes to mind

- 1) responsibilities around maintenance, repair and replacement of fence
- 2) number of Board positions
- 3) terms of Board positions
- 4) quorum requirement
- 5) require to have annual meeting on same day of same month each year
- 6) requirement to have member meetings in Travis County

Any or all of these are issues which are vague or difficult to comply with and I bet that there are other areas as well which we may wish to address. For the benefit of current and future Board members I think that clarifying our documents will help avoid the kinds of problems we are dealing with today. I may be underestimating the difficulty of getting Board agreement, but I think this is important work for the Board to tackle.

I would support our working together to identify a list of proposed changes and their exact wordings, followed by a vote either at a future member meeting, or even using the idea floated recently of allowing each home to indicate their support via a returned form.

As a starting point, my suggested changes would be:

- 1) fence tbd - not touching this one today !!
- 2) establish 7 positions on the board
- 3) establish all positions as 3 year terms, with staggered start/end
- 4) reduce quorum to 50%
- 5) specify annual meeting to be in March, but allow exceptions
- 6) allow meetings in Williamson County, since it's across the street and might be handy some day

Next Action: Create proposals and place on agenda for vote at next meeting

Topic: Length of board positions

Summary – Our HOA documents establish terms of either 1, 2 or 3 years for Board positions. After discussion, all members present agreed to support 3 year terms for all positions. Modifying our HOA documents to establish these changes will require a vote of all homeowners.

Next Action: Create proposal and place on agenda for vote at next meeting

Topic: Sharing of background information of persons running for election to the Board

Summary – It was proposed and agreed by all members to allow persons running for election to place biographies which list their experience, credential, etc

Next Action: Prior to next election, inform those running that they may place biography type information on our website.

Topic: New members of Architectural Review Committee

Summary – ??? and ??? have joined the Architectural Review Committee.

Next Action:

Topic: Possible sale of park land to homeowners

Summary – There are four homeowners with properties adjacent to the park who have lots that extend less deeply into the park than do other lots. One or more of these homeowners have expressed an interest in purchasing additional land to extend their backyards. It was agreed that this issue deserves further discussion as it may provide funds for park development and/or be used to reduce overall costs of wall replacement.

Next Action:

Topic: Fence

Summary – Several Board members (O'Rourke, Ryder, OConner and Siegmund) met with County project manager (Chidi) to discuss the pending roadwork along Anderson Mill Road. Due to the planned design, a portion of the roadway to the west of Centennial Trail will be elevated approximately 3 feet above the level of the existing ground. Chidi explained that it would be possible to place a wall or fence on the elevated section of the roadway adjacent to the sidewalk. Doing this will allow a shorter wall to be built which can prevent direct viewing of backyards from pedestrians.

Chidi explained that the County will need input about the type of wall planned within one week.

The Board had lengthy discussion about fence construction, costs, timeframes, and methods to locate companies to consider for design and construction. The Board plans to continue researching options and will publish findings and potential options/alternatives once they are understood.

Additional Notes:

- O'Rourke has received a verbal commitment from the County to pay for some costs associated with the replacement wall (or fence). These costs are expected to be only a fraction of the total replacement costs.
- Chidi pointed out a tree immediately to the East of Centennial Trail which will be eliminated during road construction. A 2nd tree nearby which is leaning into a homeowner property may remain, however it is at increased risk of loss from normal construction activities.

Next Action: Board members O'Rourke, Siegmund and Stephens are soliciting input from companies regarding the wall designs.