

## **Estates of Shady Hollow Home Owners Association**

### **Minutes From Board of Directors' Meeting of December 14, 2004**

#### **Present**

- Board:
  - Current: John Anderson, David Carpenter, Allen Gunter, George Robbins, Deborah Treece
  - Elected for 2005/2006: John McGraw, April Schweighart, Victoria Harkins
- Homeowners: None

#### **Homeowner Comments/Questions**

None.

#### **Review/Approval of Minutes**

Allen Gunter noted that the following minutes were approved by email votes: August (motion to approve by George Robbins, second by David Carpenter); September (motion to approve by George Robbins, second by John Anderson); October (motion to approve by George Robbins, second by John Anderson). These email votes were largely due to the regular monthly business meetings being preempted by the annual meetings. The minutes from the November Annual Meeting were approved upon a motion made by David Carpenter and seconded by Deborah Treece.

#### **ACC Report**

Rich Anderson was unable to attend the meeting, but did phone Allen Gunter to report that the ACC has approved landscaping, a pool, a storage shed, a sun room, a patio, a fence, a well, and the conversion of a three-car garage into a two-car garage and an additional room for the house. A review of an application for screening of a boat is in process, and a patio cover has been disapproved due to failure to satisfy the roof pitch requirements of the CC&Rs. However, the ACC has taken the homeowner to see other, approved patio covers which has given the homeowner ideas for a better cover, and the ACC expects the homeowner to submit revised plans.

#### **Treasurer's Report**

George Robbins reported that reserves at the end of November were \$39,000. Through the end of November, year-to-date expenses were \$22,541 versus budgeted expenses of \$21,462, with the overage due to the cost of the patrols that were initiated mid-year and not included in the 2004 budget. The reserve is always highest at the end of January when most of the dues for the year have been received, and then declines through the rest of the year.

#### **2005 Budget**

The final budget for 2005 (attached) was formally approved by unanimous vote upon a motion made by George Robbins and seconded by David Carpenter. It had been informally approved

previously, but had not yet been formally approved due to the preemption of the Board's normal business meetings in October and November by the annual homeowners meetings.

### **Service Providers**

The issue of due diligence with respect to the Association's service providers (property management, insurance, landscaping, etc.) was discussed. The quality of the services we currently are receiving is felt to be very good, and the cost is low enough that there seems to be little opportunity to realize any material savings without a material reduction in either the level or quality of services. However, some type of review should be undertaken from time to time so that the Board can assure homeowners that their dues are being applied prudently. This issue will be discussed further in 2005.

### **Insurance**

John Anderson's motion (seconded by Deborah Treece) to formally approve the renewal of the Association's general liability, property, and directors and officers liability coverages as recommended by Sandy Haire (McCall, Hibler and Allen) was unanimously approved. The renewal had been informally approved by email, but had not yet been formally approved due to the preemption of the Board's normal business meetings in October and November by the annual homeowners meetings.

### **Aqua Texas Rate Increase**

Victoria Harkins indicated that the next step in protesting the increase is to review TCEQ files to identify who has filed protests so far. This information will be used to identify other homeowner associations that may be interested in banding together with respect to protest activities. Victoria will take the lead on the file review, but would like to have the help of two or three others.

### **CC&Rs and Bylaws**

Allen Gunter will contact Connie Heyer to get the CC&Rs rewritten to reflect the changes approved by homeowners at the annual meeting.

### **Election of Officers for 2005**

The following officers were unanimously approved for 2005 upon a motion made by Allen Gunter and seconded by David Carpenter:

- President: John Anderson
- Vice President: John McGraw
- Secretary: April Schweighart
- Treasurer: Allen Gunter
- At-Large: Victoria Harkins

### **Priorities for 2005**

The following issues were identified for review by the Board during 2005:

- Review/update of 1992 Deed Restriction Enforcement Policy
- Further refinements to the Bylaws and CC&Rs:
- Revisions to withdrawn Vote #6, ACC Approval Process
- Revisions to defeated Vote #4, Permitted Structures
- Revisions identified by Connie Heyer
- Limit on increase in annual assessment
- Drainage
- Policy for non-HOA website postings and links
- Neighborhood directory

**Next Meeting**

The next Board meeting will be on Thursday, January 20, 2005 starting at 6:30pm at Bailey Middle School.

Respectfully Submitted,

*Allen Gunter*

*Recording Secretary*