

Estates of Shady Hollow Home Owners Association

Minutes From Board of Directors' Meeting of June 23, 2005

Present

- Board: John Anderson, John McGraw, Allen Gunter, April Schweighart
- ACC: None
- Homeowners: None

Homeowner Comments/Questions - None

Approval of Minutes From May 19, 2005 Meeting (April Schweighart)

Minutes approved on motion by Allen Gunter, seconded by April Schweighart.

ACC Report (John Anderson for Rich Anderson)

- Activity – There were no approvals or denials this month. Two applications are in progress.
- FAQs for website – No progress to report

Treasurer's Report (Allen Gunter)

We have \$51,825 in reserve now. Last year at this time we had \$6000 more in reserve. The major difference being the \$3000 refund of insurance premium accidentally paid twice in 2003 and refunded in 2004 and legal expenses in the Aqua Texas rate case. The cost of electricity is twice the budget. We need to ask Carl why this is the case. Our regular expenses are below budget.

Property Manager's Report (Carl Gamble)

Carl sent an email on status of homeowner's complaint. April will follow up with Carl and communicate the status to the homeowner.

Aqua Texas rate increase update (Victoria Harkins)

As of this week, the TCEQ General Counsel accepted the certified questions for the hearing with the Commissioners. This is good as they did not have to accept them. The next step is to file arguments with the Commissioners by July 8. At that time, we will be scheduled for an Agenda date I am guessing in August. We will make oral arguments at that time. There are several possible outcomes. One may be a return of the application. One may be a return of the application with time for them to remedy (would be very difficult I am guessing, as it would take quite some time). Or they could rule that the application is fine and send it back to SOAH.

Currently, the costs we are expending are at about \$11 per home. Carl has done a good job keeping the bills paid on time. I am still in communications with two other HOAs. Hopefully, they will come through. If not, we are doing pretty good holding our own.

The judge denied a request to abate the proceedings until the Commissioner's decide. This surprised me given the options stated above. However, we will not be very active until such time. If

it comes back, and we proceed, we will jump on the wagon at that time. But, it makes no sense to spend that money until necessary. If the application is returned, we will need to discuss our actions at that point.

The SE region has filed a large request for production. Many of them apply to us as well. We will see though what Aqua Texas provides in legitimate information.

OHAN update (John Anderson)

John Anderson missed last meeting. Allen Gunter asked if participation in OHAN is worthwhile. John said yes for some issues, such as Texas 45 for example. OHAN appears to have the political clout to make things happen.

Review/update of 1992 Deed Restriction Enforcement Policy and Management Plan

We discussed three cases:

- If a violation of the bylaws is observed by the Property Manager as a part of a normal drive-by, including any ACC violations, the procedure outlined by the state law will be followed. We agreed that the relevant parts of the state law should be included as an attachment to the updated policy.
- If a homeowner complaint is received by either the Property Manager or a member of the Board and the complaint can be verified by the Property Manager from a public street, proceed as above. Again, this includes anything the ACC would not approve.
- If a homeowner complaint is received by either the Property Manager or a member of the Board and is not verifiable from the street. This was the topic of most of the discussion. A summary of the discussion will be distributed by April Schweighart to be reviewed by the entire Board as well as Carl and Rich Anderson prior to the next meeting.

September 2005 newsletter (Allen Gunter)

- Aqua Texas Rate Increase Update
- Update on having it printed by outside organization with advertisements
- Allen to follow up with Carl to make sure the June newsletter was distributed

Further refinements to the Bylaws and CC&Rs:

Connie Heyer has incorporated the changes to the bylaws approved at last year's Homeowners Meeting into an amendment to the bylaws. Allen will review and forward the amendment to the other Board members. Connie's recommendation is to approve the amendment and later she will incorporate it a rewrite of the bylaws.

Next Meeting

July 21, 2005 6:30pm to 8:30 pm, Location Manchaca Fire Hall, 2nd Floor

Respectfully Submitted,

April Schweighart

Recording Secretary