

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

### **Minutes From Board of Directors' Meeting of May 19, 2005**

#### **Present**

Board: John Anderson, John McGraw, Allen Gunter, April Schweighart

Property Manager: Carl Gamble

ACC: None

Homeowners: None

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

None

#### **Approval of Minutes April 27, 2005 Meeting** (April Schweighart)

Minutes approved on a motion from April.

#### **ACC Report** (John Anderson for Rich Anderson)

The ACC approved one application for a playhouse. No other applications are in progress.

FAQs for website – No activity. John Anderson to review FAQs submitted by Rich Anderson.

#### **Treasurer's Report** (Allen Gunter)

Allen made a motion via email to provide flowers for Bailey Middle School women for their assistance in scheduling meeting rooms for the monthly meetings as has been done previously. April seconded the motion and the board approved it. Flowers from Grow Floral Design, worth approximately \$100 were sent.

#### **Property Manager's Report** (Carl Gamble)

All assessments collected. Payments for the attorney for the Aqua Texas protest up to date.

#### **Aqua Texas rate increase update Victoria Harkins**

No update.

#### **OHAN update** (John Anderson)

No update as John missed the last meeting.

#### **Update on Homeowner's Complaint** (April Schweighart)

April spoke with the homeowner on the status of the complaint on the evening of May 1. After quite a bit of discussion, Allen made a motion to ask Carl to drive by and investigate the validity of the complaint and follow up as appropriate. John Anderson seconded the motion and it was passed. April will continue to provide the homeowner with an update on the status.

We agreed that it would be useful to document a process on how The Board handles homeowner's complaints and that each one must be handled separately and independently.

**Review/update of 1992 Deed Restriction Enforcement Policy; Management Plan and further refinements to the Bylaws and CC&Rs** (Allen Gunter)

Allen provided documentation to the members of the Board present regarding potential revisions to the CC&Rs below. If we were to make any revisions this year, it must happen quickly to be prepared for the Annual Homeowners Meeting.

Revisions to withdrawn Vote #6, ACC Approval Process? This needs to be revisited, especially with regard to what happens if no response is provided to a homeowner. Does that mean automatic approval?

Revisions to defeated Vote #4, Permitted Structures? This came out of concerns about increasingly large workshops, but also pool houses, detached garages, etc. The ACC has no basis for turning these down at present. We need to determine an acceptable largest size and amend the CC&Rs to reflect that. In the absence of that, the Board needs to give the ACC guidelines that anything larger than 500 sq ft they must bring to our attention. Allen made a motion to that effect, John Anderson seconded, and it was approved. John Anderson to write an email to the ACC.

Revisions identified by Connie Heyer?

Limit on increase in annual assessment? Allen Gunter made a motion that we not consider limiting increases in the annual assessment at this time. John Anderson seconded and it was approved by the Board.

John Anderson proposed that since there are no "urgent" CC&R revisions at this time, that the Board focus on the Deed Restriction Enforcement Policy instead. The Board agreed with this proposal.

**June 2005 newsletter**(Allen Gunter)

"Intro" articles for April, John and Victoria complete

Aqua Texas Rate Increase Update

Update on what can be recycled

Neighborly practices for fireworks

How long is too long for grass?

Allen Gunter will review having future newsletters printed by an outside organization with advertisements paying for the cost and report back to the Board at a future meeting.

**Next Meeting**

June 23, 2005 6:30pm to 8:30 pm, Location TBD

Respectfully Submitted,

April Schweighart

Recording Secretary