

Minutes for the Board of Directors' Meeting of July 20, 2006

Present

- Board: G.C. Pettey, Bob Thonhoff, John McGraw, April Schweighart
- Property Manager: Carl Gamble

Approval of Minutes From the June 22, 2006 Meeting (April Schweighart)

The minutes were approved on a motion by G.C. and seconded by Bob.

ACC Report (Kelly Rath via email)

There were no submissions requiring approval this month.

Property Manager's Report (Carl Gamble)

Carl reported that there appears to be an inoperative car parked on one homeowner's front lawn, without screening. Bob made a motion to authorize Carl to send a 209 letter. April seconded the motion and it was approved. Carl reported that a homeowner has a drainage ditch with uncut weeds and now trash. Bob made a motion for Carl to send the homeowner a 209 letter. April seconded and it was approved. Another homeowner also has a mowing issue. A motion was passed to have Carl send a 209 letter, made by Bob and seconded by April.

Carl provided an update of his efforts towards the collection of annual dues. In all but one case they have been resolved or are pending resolution.

Treasurer's Report (John McGraw)

The ESH HOA continues to be on budget.

Fire Hydrants

We agreed that it would be desirable to have blue reflectors on the fire hydrants in our development. Bob offered to work with the Manchaca Fire Department on this. John made a motion, which G.C. seconded, to approve spending up to \$500 to purchase blue reflectors for our fire hydrants. The motion was passed.

Aqua Texas rate increase update (Victoria Harkins via email)

As of July 24, we are putting the steps together to merge our SW region with the SE region for trial. It will be much more cost effective for us, as we will split the cost with the SE region. Our attorney, Mr. Freeman, has offered to help, the SE attorney, Ms. Sheridan Gilkerson, prepare for trial and to help with any closing arguments, etc. So, we will not lose any memory for our region but will be better suited to go forward into trial. Our issues are the same, substantially similar, used and useful assets, legal fees, etc. Ms. Gilkerson was an attorney for the TCEQ prior to going to private practice. She is well qualified and has the support of some very experienced lawyers in her firm.

OHAN update (April Schweighart)

Cruise 'Blues 2006, the OHAN fundraiser, is scheduled for October 21. Save that date! They are looking for volunteers to help with the effort. If you are interested you can contact them at

<http://www.ohan.org/>

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2006 Annual Meeting

Every year we have difficulty getting homeowners to volunteer to serve for both the BOD and the ACC. G.C. offered to write something to encourage them to volunteer. That will be included in the October newsletter as well as the letter that goes out to all the homeowners asking them to attend the 2006 Annual Meeting.

We agreed to start the annual meeting at 7:00pm instead of 6:30pm in an effort to get more homeowners to attend.

October 2006 newsletter (April Schweighart) – Submissions due by September 9

- Aqua Texas rate increase protest update – Victoria
- ESHHOA Board meetings move back to Bailey Middle School - April
- 2006 Annual Meeting – April
- Volunteers needed for the 2007 BOD and ACC – G.C.
- Holiday Decorating Contest, asking for volunteers to select winners - April
- Oak Wilt article – Use the article from 2005
- Article on the status of trails etc. in Slaughter Creek greenbelt from Gail McClamery, City of Austin Water Quality Protection Lands, if appropriate

Further refinements to the Bylaws and CC&Rs:

April agreed to review John Anderson's update of the CC&Rs with all amendments and submit it to Connie Heyer for approval. April will also follow up to see if there are any other suggested changes.

Next Meeting

August 17, 2006 6:30pm to 8:30 pm, Location Manchaca Fire Hall

Respectfully Submitted,

April Schweighart
Recording Secretary