

Estates of Shady Hollow Home Owners Association

Minutes From Board of Directors' Meeting of February 15, 2007

Present:

Board Members: Russell Bach, Jeannie Doege, Christie Rath, Monique Wells, Bob Thonhoff

Property Manager: Carl Gamble

Victoria Harkins

1. Homeowner Comments and Questions

- Complaints of truck driving recklessly in yards. Carl provided Deputy Parker's e-mail address pct3k939@yahoo.com

2. Minutes from 01-11-2007 BOD meeting reviewed and approved

3. ACC Report - Christie Rath

- Carl mentioned that one homeowner started a project approximately one year after receiving approval and asked that the ACC be more specific about keeping the ACC and Carl informed regarding construction dates.

4. Property Manager's Report - Carl Gamble

- No violations to report.
- Reminders for past due HOA fees start in March, usually only one or two home-owners delinquent by June.

5. Treasure's Report - Russell Bach

- HOA on budget year-to-date.
- Russ had a question about transfer of funds in and out but the net was zero so no follow-up required.

6. Old Business

- Aqua TX rate case - Victoria provided an update. Aqua Texas looking for help with their rate case expenses - in court this week. Closing arguments scheduled mid-March. It should be on the TCEQ agenda in May/June. Meeting with Valinda Bolton February 23rd at 1:30pm.
- OHAN - We agreed to try to stay informed about OHAN's objectives, etc. Christie will contact OHAN to see if we can get copies of minutes and /or meeting agendas.
- Newsletter - Jeannie reported no progress with any changes to timelines, content, and format of the newsletter after contacting Peel, Inc.
- HOA member Distribution List - possible postcard asking for e-mail addresses again. Christie will ask John to post a note on the ESHHOA homepage to e-mail me with addresses.

- Drainage - Bob and Monique volunteered to attempt to locate the sink holes - possible dates are February 24th or 25th. Bob will scan the existing drainage report and e-mail it to the board members.
- Refinements to Bylaws - Bob will contact John Anderson regarding amended CC&Rs. Current abridged version is still unofficial. Idea to divvy up CC&Rs for review by board members to bring up for inconsistencies or changes needed so they could be handled all at once with legal and homeowners.
- BSEACD Update - Monique continues to attend the BSEACD meetings. The BSEACD legislative agenda still contains "end-user" language. Brian Smith is willing to come and meet with the board. Are rain collection systems i.e. cisterns or tanks allowed in the ESH?
- COA Water Supply - Tabled until conclusion of the Aqua Texas rate case.

7. New Business:

- Privacy Postcard for Aqua Texas - We need Victoria's input on who to direct the request for privacy and under what privacy right. Christie will work on an updated version for the next meeting. Monique will see if the postcard may be appropriate to provide to other end-users.
- 2007 BOD members - Jeannie resigned her position on the HOA BOD. Decision was made that new member will be appointed to serve the remainder of a one-year term to allow for 3/2 member staggered terms.

8. Next ESHHOA BOD meeting - Regularly scheduled for 03/15/2007 at 6:00pm. No conflicts reported at this time.

Meeting Adjourned.