

Estates of Shady Hollow Home Owners Association

Minutes From Board of Directors' Meeting of July 19, 2007

Present:

Not Recorded

Meeting Agenda:

1. Homeowner Comments and Questions

- Dwayne Dietrich suggested via e-mail that the BOD provide an ESHHOA "Welcome Kit" for new members. BOD voted to put one together. Carl will send what Goodwin sends out now. Ideas include contact information for the HOA, website info, utility information, etc.

2. 06-21-2007 BOD meeting reviewed and approved

3. ACC Report - Kelly Rath

Proposals:

- Sanchez: 11900 Edwards Hollow Run - fence/wall proposal still in process. BOD voted to have Connie send follow-up letter.
- Plevich: 3801 Lost Cavern Cove - deck cover denied.
- Cabler: 12101 Corner Brook Pass - tree removal proposal in process.

Other Items

- Cabler proposal brought up some questions about replacing old septic systems in the neighborhood. Monique to check on rules regarding septic systems for our area.

4. Property Manager's Report - Carl Gamble

- All homeowners up to date on fees. BOD voted to send a letter asking homeowner with multiple unapproved sheds to remove them before selling the property. Christie will write the letter for BOD review. Monique to check historical aerial photographs. Similar discussion regarding mailboxes that are on old wood posts, etc.

5. Treasure's Report - Russell Bach

- HOA on budget year-to-date.
- No notable expenses.

6. Old Business

- Aqua Texas Rate Case/Legislative Items - Rate case will probably be on TCEQ agenda in August or September. Bob will follow up with Victoria on an update for the BOD regarding rate increase and future assessments.

- LCRA Letter - Monique will check on Public Utility Commission angle and the contact at COA to see if route decision can be reopened with LCRA. Christie will send a copy of Bob's letter and LCRA response to John Anderson to post.
- Newsletter and Logo - Articles for October newsletter are due from BOD by the end of August. Contest for a new logo will run through August 15th.
- Directory - Christie will test mail merge to create opt-out mailers for homeowners. Bob will copy the old directory for a start on phone numbers. Carl will send us up to date file. Our goal is to have directory ready for annual meeting. Also an was idea submitted to have door prizes if we have a quorum at the annual meeting.
- Drainage/Sinkholes - Bob talked to a couple of churches which sponsor boy scout troops about helping with a project.
- City of Austin Land Update - Monique is going to contact Kevin to find another COA contact about the land on Green Emerald.
- Refinements to Bylaws and CC&Rs - Directors agree to start reviewing the bylaws and CC&Rs over the next few months to identify items that need to be discussed for updating, adding, or deleting. BOD brought up a few historical issues that need to be addressed - capitalize "H" in "homeowner" to clean up legal language; satellite dish rules; watering during declared drought; rain collection systems - ACC approved, screened, backyard, etc.
- Southland Estates/Green Emerald Signage - Bob brought a sign company's cost estimates for a 2'x2' redwood sign and a metal sign with vinyl letters. Bob will check on easement or permission from Travis County. BOD voted to continue looking into bringing Southland Estates residents into our HOA before making a decision on the sign.

7. New Business:

- Speed limits on Edwards Hollow Run and Brodie Lane - Monique will forward Gerald Daughtery's e-mail address to Russ. Russ will contact him about the 35 mph speed limit on Edwards Hollow Run being reduced to 30 mph and mention the inconsistency on Brodie (faster limit going north than south).

8. Next ESHHOA BOD meeting:

- Regularly scheduled for 08/16/2007 at 6:00pm @ Manchaca Fire Hall on FM 1626. No conflicts reported at this time.

Meeting Adjourned.