

Estates of Shady Hollow Home Owners Association

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

Present:

Board Members: Bob Thonhoff, Russell Bach, Dyan Tullia, Christie Rath, Monique Wells
Property Manager: Carl Gamble

Meeting moved to Bob's house because Bailey was closed for spring break.
No other home owners present at the meeting.

Meeting Agenda:

1. Homeowner Comments and Questions

- Dion and Rosario Sanchez came before the meeting to ask about process for ACC approval for a fence/wall project they are planning at 11900 Edwards Hollow Run.

2. Minutes from 02-15-2007 BOD meeting reviewed and approved

3. ACC Report - Christie Rath

- Two fence projects approved - Lost Oasis and Ebony Hollow Cove.
- Pending - Proposal for potential buyer on Green Emerald for workshop. ESHOA requests that the ACC create language to add to approval letters to provide an expiration time/date to all approvals.

4. Property Manager's Report - Carl Gamble

- No violations to report.
- Some Christmas decorations still up, Carl will send out notices.
- Discussion regarding Article VII, Section 12 - Animal Husbandry. Carl and Christie will follow up.
- Reminders for past due HOA fees to be sent out. Currently ten homeowners delinquent on annual fees, three on special assessments.

5. Treasure's Report - Russell Bach

- HOA on budget year-to-date.
- \$20K moved to MM account until needed later in the year.

6. Old Business

- Aqua TX rate case - Bob and Victoria met with Valinda Bolton along with the President of the Onion Creek HOA in February. Ms. Bolton listened intently to the HOA's side of the issue.

- Important Legislative Items and HOA plan - Monique will do a search and follow-up with Victoria.
- Newsletter - Each director will be responsible for at least two items per quarter and Monique will coordinate with Peel Inc. Monique will check with Peel about a section for services/interests at no charge but with set guidelines for length and content.
- Drainage and Sinkholes - Monique toured the sites with Brian Smith (ESH resident and hydro-geologist for BSEACD) and provided us a report and pictures of the current state of the sinkholes in the ESH. Bob will follow up with some contacts of his that have sinkhole expertise to provide some guidance for next steps.
- City of Austin Land Update - Monique met and did a neighborhood tour with Kevin Thuesen from the City of Austin. They talked to a couple of the homeowners that are adjacent to the City of Austin land behind Lost Oasis Hollow. The cedar thinning project proposed by the City for that area has not yet been sent out for bid. They also discussed the City's land on Green Emerald Terrace and the state of it - yard refuse, overgrown, etc. Kevin provided a contact number for addressing that area. Monique will call that contact to discuss.
- Refinements to Bylaws - Current abridged version of CC&Rs is 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. No update.
- OHAN - Christie e-mailed OHAN to see if we can get copies of minutes and /or meeting agendas.
- Shady Hollow HOA - Christie will contact our neighboring HOA regarding having notices about Garden Club, Mom's Club, etc. in our newsletter and their interest in the "Friendship to Manchaca" project.
- BSEACD Update - We are now out of "Alarm Stage Drought" but Aqua Texas has yet to even notify us we are out of "Critical Stage Drought". Monique has been scanning bills for any "end-user" language. Monique is now listed as a member of the Advisory Resource Pool to assist/advise the BSEACD on policies.
- Privacy Request Postcard - Christie e-mailed Victoria for addressee and language for the postcard. Monique will see if the postcard may be appropriate to provide to other end-users. Version #2 for April meeting.

7. New Business:

- Appointment of New HOA Director - Dyan Tullia was appointed to finish up a one year term as the "Member at Large" position on the ESHHOA Board of Directors. Christie will notify John Anderson to update the website.
- LCRA Power Lines and HOA plan - Bob will draft a letter to the LCRA regarding their plans, proposed routes, time lapse between proposal and execution, HOA concerns, etc.

8. Next ESHHOA BOD meeting:

Regularly scheduled for 04/19/2007 at 6:00pm @ Bailey Middle School. No conflicts reported at this time.

Meeting Adjourned.