

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

### **Minutes From Board of Directors' Meeting of May 17, 2007**

Present:

Board Members: Bob Thonhoff, 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

- No other homeowners present at meeting but some feedback about the privacy postcards was presented by Christie.

#### 2. Minutes from 04-18-2007 BOD meeting reviewed and approved

#### 3. ACC Report - Kelly Rath

Proposals:

- Harkins: 3300 Lost Oasis Hollow - approval of driveway extension and patio addition.
- Sanchez: 11900 Edwards Hollow Run - fence/wall proposal still in process. Update.
- Black: 3301 Barker Hollow Pass - deck cover in process.
- Sholly: 3500 Corner Brook Cove - retaining wall in process.

Other Items

- Proposed language for expiration date of approvals

"The ESHHOA ACC will provide an expiration date for all ESHHOA ACC approvals. The committee will use their discretion based on homeowner input during the proposal process prior to approval and usual and customary timelines for like projects. If a project is not completed by the approval expiration date, approval is revoked and the homeowner must resubmit the proposal for ACC approval."

\*Motion to accept language, seconded. Vote to accept language. The ACC will now provide an expiration date on approvals.

- One ACC member left the area and a replacement will need to be appointed by the BOD

#### 4. Property Manager's Report - Carl Gamble

- Four homeowners delinquent on HOA fees. Ten day demand letters notice to be sent out. BOD would like a letter sent to homeowner with multiple unapproved sheds.

#### 5. Treasure's Report - Russell Bach

- HOA on budget year-to-date.
- Russell noted legal fees of \$7.8k.

#### 6. Old Business

- Aqua TX rate case - current expenses paid. There will be another assessment. Need to check with Victoria regarding timeline.
- Important Legislative Items and Privacy Postcard - Christie, Dyan, and Monique put together and delivered the HOA mailbox flier and privacy postcard. The note prompted a number of folks to e-mail their e-mail address to the distribution list.
- LCRA Letter - Bob to edit the letter and send to the LCRA.
- Newsletter -Notice to be given to Peel Inc. Each BOD member agrees to provide 2-3 articles per quarter. Christie and Monique to bring a draft to June meeting.
- Drainage and Sinkholes - proposal to make a boy scout project, rock berms, have Brian Smith involved. Bob to check on boy scout possibility.
- Fire Hydrant Marking - reflectors and adhesive ordered.
- City of Austin Land Update - No response from contact (rocardo) so Monique is going to contact Kevin Theusen.
- 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 - Everyone okay with getting OHAN e-mails forwarded by Christie and ESHHOA will only add to monthly agenda if OHAN has a pertinent item.
- BSEACD - ESHHOA will remove from monthly agenda unless Monique adds. Monique will work on creating a distribution list for end-users to allow for quick action if needed and will see if privacy postcard may be appropriate for other users.

#### 7. New Business:

- Appointment of New ACC Member - James Nueremberg moved from the neighborhood. BOD and ACC members will try to have ideas about a replacement by June meeting.

#### 8. Next ESHHOA BOD meeting:

- Regularly scheduled for 06/21/2007 at 6:00pm @ Manchaca Fire Hall on FM 1626. No conflicts reported at this time.

Meeting Adjourned.