



Home Owners' Association Board of Directors

**March 23, 2009 Meeting Minutes
6:30 PM at Manchaca Fire Hall Kitchen**

Directors Present

Bob Thonhoff, Dwayne Dietrich, Diane Tullia, Christie Rath

Others Present

Carl Gamble

1. Homeowners' Comments and Questions

No homeowners were present.

2. Minutes

The minutes for February 2009 were approved.

3. ACC Report – Kelly Rath

There are no ACC updates for this month.

4. Property Manager Report – Carl Gamble

➤ To date, ten homeowners have not paid the annual HOA dues.

5. Treasurer Report – Diane Tullia

➤ Finances are as expected – on budget and no unexpected expenses.

6. Old Business

- Entrance Landscaping – The BOD voted to table this item until drought is over.
- Neighborhood Signs – The signs are scheduled to be delivered 03/24/2009 and will be installed by Kelly Rath and John Meskey.
- Fire Hydrants – Aqua Texas responded to the BOD letter stating that AT systems are not designed for fire flow and have been painted. Several bills are in process in the state legislature to remedy the unintended consequences of the previous rules. Bob will send a letter to the TCEQ regarding the situation.
- ESHHOA Website – Dwayne has updated the website and moved added important information to the “home” page. He will remove some of the dated information regarding committees, etc. off the “officials” page.
- ACC/CC&R Issues
 - i) Mailboxes: Four homeowners with substandard mailboxes received letters regarding the requirement to replace either immediately or as needed/with transfer of ownership.
 - ii) Wire fence/trellis: Homeowner sustained an injury so the BOD has tabled until next meeting.
 - iii) Fence relocation with pool: The home owner fixed without prompting.
 - iv) ACC denied fence: The homeowner acknowledged receipt of the 30 day notice letter on 03/20/2009.
- Lift Station on Onion Hollow Run – Graffiti on WW Lift Station on Onion Hollow Run has been removed and the MUD agreed move the equipment upon completion of the new fire station.
- Newsletter – Christie will finish a small newsletter for distribution on behalf of the BOD focusing on ACC approval process and water restrictions.

7. Next ESHHOA BOD Meeting

Our next meeting will be Thursday, April 16, 2009 at 6:30 PM, at the Manchaca Fire Hall Kitchen.

Meeting Adjourned.

Minutes Prepared By: Christie Rath