

Home Owners' Association Board of Directors

**December 15, 2016 Meeting Minutes
6:30pm at the Manchaca Fire Department**

Directors Present

Bob Thonhoff, Victoria Harkins, Christie Rath and Shannon Gosewehr

ACC Members Present

Kelly Rath

Others Present

Carl Gamble - Goodwin Management, Inc.

1. Minutes

November regular meeting minutes approved as amended. Signed copy will be submitted to Carl and Jaime for the web. A draft copy of the annual meeting minutes will be provided to Goodwin Management for approval at the next annual meeting.

2. ACC

Pending:

3607 Black Mesa Hollow – Violation letter issued. Homeowners will seek retroactive approval for shed.

Approved:

3602 Green Emerald Terrace – Fence replacement.

3. Treasurer's Report

The HOA has an account balance of \$37,688.65. Delinquency report provided. No unusual expenses or new problems with collection.

4. Property Manager's Report

The light fixture at the entrance has been repaired.

5. Old Business

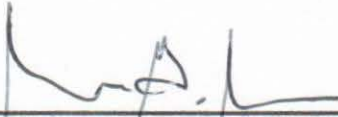
- Action on the Vanguard account still pending.
- Trees – The Board will send a work order to the county to trim trees at those addresses where trees are hanging in the road.
- Judging the Holiday Decorating contest will occur December 16-18th.
- Neighborhood directory – Board is waiting on updated information from Goodwin Management before publishing the new directory.

- Entrance signs - the Board unanimously approved expenditure of \$1900 to clean and paint the entrance signs.

6. **Next Meeting**

Scheduled for January 19, 2016 at 6:30 p.m. at the Manchaca Fire Station.

7. **Meeting Adjourned**



Minutes Prepared by Shannon Gosewehr