

Home Owners' Association Board of Directors

**May 19, 2016 Meeting Minutes
6:30pm at the Manchaca Fire Department**

Directors Present

Bob Thonhoff, Jamie Brown, Christie Rath, Victoria Harkins and Shannon Gosewehr

ACC Members Present

Kelly Rath

Homeowners Present

Jean Dempsey

Others Present

Carl Gamble, Goodwin Management, Inc.

1. Homeowners' Comments and Concerns

- In April, Homeowner raised a concern about the noise and traffic on Edwards Hollow Run due to commercial business operating at the end of that street. Since the property where the business is located is outside the Estates of Shady Hollow, the Board is unable to address this issue with the property owner. Update: Board member contacted the construction firm and asked that drivers be instructed to slow down on Edwards Hollow and followed up with Homeowner.
- Board member cleaned up right-of-way on Onion Hollow Run and Lost Oasis Hollow.

2. Minutes

April minutes approved as submitted. Signed copies submitted to Carl and to Jamie for the web.

3. ACC

Approved Projects:

- 3416 Barker Hollow Pass – shed
- 12300 Edwards Hollow Run – shed
- 3705 Ebony Hollow Pas – pool renovation

Pending:

- 3201 Barker Hollow Pass – exterior upgrades
- 12101 Edwards Hollow Run – house addition, front porch canopy, rear patio cover

4. Treasurer's Report

- The HOA has \$56,400.38 on account. Delinquency report provided. No unusual expenses or new problems with collection.
- Treasurer requested Property Manager provide information on the process for attaching liens and collecting deficiencies.

5. Property Manager's Report

Warnings issued to the following Homeowners:

- 3314 Lost Oasis Hollow – boat
- 12405 Red Mesa Hollow – boat
- 3607 Green Emerald Terrace – boat
- 3304 Lost Oasis Hollow – boat
- 3500 Lost Pine Cove – boat
- 3805 Lost Oasis Hollow – trash can
- 3905 Lost Oasis Hollow – fence/gate

6. Old Business

- 3801 Ebony Hollow Pass – ACC reports Homeowner has a history of doing projects without ACC approval. Most recently, Homeowners constructed a gazebo on the north side of their yard near the property line without approval that may be in the 10' setback. ACC recommended a letter from the Property Manager pointing out the list of unapproved projects and advising the Homeowner that retro-active approval by the ACC is necessary.
- 12004 Edwards Hollow Run – Homeowners received ACC approval for a shed in their backyard. Neighbors have questioned if the color and current placement of the shed is the same as in the proposal. Homeowner attended Board meeting in April and confirmed that it is the same.
- 3701 Ebony Hollow Cove – ACC made a proposal to homeowner to resolve dispute regarding porch construction. Homeowner has not yet responded.
- Radar Speed Feedback Signs – The signs have been approved and permitted by the County. Board will be arranging installation of the signs.
- Proposed amendment to the Bylaws – Homeowner previously proposed an amendment to the Bylaws to prevent the necessity of two annual meetings. The proposed amendment has been submitted to the HOA attorney for review. Update: HOA attorney has indicated bylaw could be amended at any regularly scheduled meeting.
- Homeowner concern re: flooding due to lack of drainage ditch at street and requested assistance from the HOA. Update: Board member talked with the county. County overwhelmed due to recent flooding and is unable to address any issue unless it is an emergency.

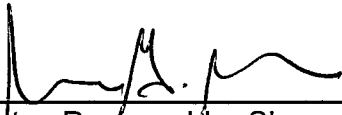
7. New Business

No new business discussed.

Next Meeting

Scheduled for June 16, 2016 at 6:30 p.m. at the Manchaca Fire Station

Meeting Adjourned

A handwritten signature in black ink, appearing to be 'S. Gosewehr', written above a horizontal line.

Minutes Prepared by Shannon Gosewehr