

Home Owners' Association Board of Directors

**September 21, 2017 Meeting Minutes
6:30pm at the Manchaca Fire Department**

Directors Present

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

ACC Members Present

None

Others Present

Cameron McDonald – Goodwin Management, Inc.

1. Minutes

July meeting minutes approved. Signed copy will be sent to Cameron and Jamie for the web. The August meeting was cancelled.

2. ACC Report

None.

3. Homeowners' Comments and Concerns

- Homeowners expressed further concerns about home-based businesses in the neighborhood that are not low impact.
- Homeowner raised concerns about short-term rentals in the neighborhood. Will provide draft language to the Board at the next meeting to consider amending the CC&Rs to prohibit short-term rentals.
- Group of homeowners planning a neighborhood gathering for October 22nd. Planned as a cul-de-sac gathering in pot luck fashion. Everyone is invited.
- Annexation. Jamie is trying to find out the city's stance on annexation of the Estates of Shady Hollow now that legislation has passed.

4. Treasurer's Report

The HOA has an account balance of \$46,086.30. Delinquency report provided. No unusual expenses.

5. Property Manager's Report

Goodwin Management provided a report regarding compliance notices. Most notices related to lawn maintenance and removal of trash cans.

6. Old Business

- Landscaping at entrance – balance still owed to landscaper. Homeowners who want to contribute some winter color to the landscaping should contact the Board.

- 12504 Black Mesa Cove – Homeowners refused to sign the settlement agreement discussed in previous Board meetings. Motion to approve filing of “Notice with Respect to Deed Restrictions” with the county unanimously approved by the Board.

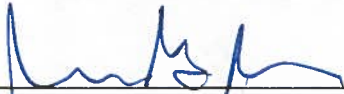
7. New Business

- Speed notice sign on Lost Oasis is blocked by trees. Motion to research a better location for the sign and make a proposal to the county unanimously approved by the Board.
- Deer deterrent signal in homeowner’s yard on Green Emerald Terrace emits a high frequency sound that is a nuisance to passing vehicles. Goodwin Management will investigate the concern.
- Board is still considering RFQ responses from certified arborists re: oak wilt assessment in the neighborhood. Assessment would determine the path for oak wilt spread and notice will be provided to neighbors likely to be effected.

8. Next Meeting

Scheduled for October 19, 2017 at 6:30 p.m. at Bailey Middle School.

9. Meeting Adjourned



Minutes prepared by Shannon Gosewehr