



Home Owners' Association Board of Directors

**December 20, 2018 Meeting Minutes
6:30pm at Manchaca Fire Department**

Directors Present

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

ACC Members Present

none

Others Present

Aaron Weinkrantz – Goodwin Management, Inc.

1. Minutes

September October meeting minutes approved. Signed copy provided to Aaron for posting to the web.

2. ACC Report

Approved

3802 Lost Cavern Cove – playhouse

Pending

3205 Barker Hollow Pass – ACC will consider whether there is a screening option for the shed. Retroactive approval pending.

3. Homeowners' Comments and Concerns

Board member has received several complaints about an RV parked in the driveway of a homeowner's property. Homeowner has agreed to remove the RV by December 31, 2018.

4. Treasurer's Report

- The HOA has an account balance of \$34,185.50. Delinquency report provided. No unusual expenses.
- Goodwin provided a propose budget. After recalculation in some categories, Board will consider passing the 2019 budget by email.

5. Property Manager's Report

Ore of Goodwin Management drives the neighborhood twice a month and notes violations of the CC&Rs. His phone number is (512) 852-7913. Most of the violations are for trash cans that are left visible from the street, boats/trailers/RVs stored on property and unsightly conditions.

6. Old Business

- Letter to Aqua Texas re: sufficiency of fire hydrants in progress.
- Goodwin has sent gift cards to the winners of the 2017 Holiday Decorating Contest.

- Landscaping at entrance – Christie Rath has consulted with the landscaper about the magnolia trees. Health of the trees will be assessed in the spring.

7. New Business

- Annual Assessment - motion passed unanimously to raise the annual assessment to \$200 per year, effective 1/1/20.
- 2018 Annual Meeting – Goodwin Management did not provide proper or timely notice of the November 2018 Annual Meeting. Attorney has indicated that the meeting in November could not serve as the annual meeting and the actions taken were invalid. New meeting would need to be held in January. Goodwin Management will send the new meeting notices and has agreed to pay for the copying and mailing costs.
- Oak Wilt – the Board considered whether the HOA should pay for trenching on individual properties to avoid the spread of oak wilt. The Board voted unanimously not to pay for trenching or other prophylactic measures at this time due to budgetary constraints.
- Holiday Decorating Contest – the Board would like to congratulate the following homeowners who won the 2018 Holiday Decorating Contest:
 - First Place – 11904 Edwards Hollow Run
 - Honorable Mention – 3704 Ebony Hollow Cove
 - Honorable Mention – 12300 Buffalo Grove CoveGoodwin Management will send Home Depot gift cards to our winners.

8. Next Meeting

The rescheduled 2018 annual meeting is scheduled for January 17, 2019 at 6:30 p.m. at the Manchaca Fire Department.

9. Meeting Adjourned