

Board Meeting Minutes
October 13, 2011

Board Members: Kelly McCann, Nadine D'Alessandro

Visitors: Lynn Wernette, David Nelson, Jennifer Young.

The meeting was called to order at 7:10 p.m. by Kelly McCann, President.

The Board Meeting Minutes for April 28, 2011 were reviewed and approved with no changes.

Old Business: The Planning & Zoning Manager, Michael Hampton, and the Parks & Recreation Manager, Andy Hesser, were contacted in regard to what maintenance the HOA was responsible for within the subdivision. Mr. Hampton stated that as part of the development agreement that the city requires of the developer, the HOA is responsible for maintaining and replacing items within the subdivision plat. This includes 2 retaining walls, playground equipment, iron and stone fences. Mr. Hesser stated the city accepted the nature area "as is" and any drainage issues are the responsibility of the HOA to resolve. Mr. Hesser also stated that the general rule of maintenance is that using machinery in the nature area is not acceptable, however, any hand digging that the HOA wants to do is acceptable.

New Business:

1. Force Main update – The city has been working with the homeowners along Capstone and has stated the trees will be planted to replace the trees that were erroneously removed by the contractor.
2. Expiring contracts – Kelly McCann is going to work with the electrical contract. David Nelson stated he would work with Graves Lawn regarding the annual lawn maintenance contract.
3. Transfer Fee – Nadine D'Alessandro, Treasurer, proposed a Transfer Fee policy which allows the HOA to impose a \$150 transfer when property changes title which is allowed by Texas Property Code and a common fee assessed by HOA's. The policy was passed unanimously.
4. Agenda Items for the Annual meeting:
 - a. Expand the HOA Board from 3 – 5 members, which is allowed in the By-Laws.
 - b. Maintenance items to include in the budget include playground fill, annual flowers along the entrances, raising the water level in the pond, addressing the erosion along the west side of the pond, the grass growth in the pond and to add top soil along River Rock.
 - c. As funds permit, the HOA was like to support events such as the Easter Egg Hunt.
5. ARC violations were discussed. Two properties have been sent violation notices and fines and numerous properties will be receiving courtesy notices regarding visible garbage cans and basketball goals.
6. Communication & Social Media – the idea of a Facebook page as a means of communication was raised.

The meeting was adjourned at 8:25 p.m.

Submitted by Nadine D'Alessandro,
Treasurer/Secretary