

Meadows at Kyle HOA Board Meeting

Buda Library, 405 Loop St., Buda Texas

November 7, 2018

Attendance: Bobby Humphries, Goodwin Management; Board Directors: Cody DeSalvo, Steven Wolff, Ginny Zink

1. Call to Order, Cody called to order at 1:30.
2. Open Forum.
 - Tony Douglas.
 - i. Meadows at Kyle is on all the legal papers, versus Meadow of Kyle which is on the sign. Response: Bobby to get a quote to change the sign.
 - ii. Plants on Purple Martin turning on to <Kingfisher> are a barrier. Response: solution is being estimated.
 - iii. Need to know process for beginning for addition of deck. Response: Contact bobby.humphries@goodwin.com.
 - Mike Finan
 - i. Seeing clearly while driving, especially the roundabout. Don't think we need to remove the trees, but instead trim the lower branches so the canopy is much higher.
 - ii. Critical problem with dog feces. Some owners not responsible with pets and some just let their dog out, free to roam without a leash. Should send a demand letter explaining covenant. Should first send out general information with reminders in homeowners' covenant, required to maintain property value. Communication could be a flyer and he would volunteer to help hand this out. A newsletter could help communicate covenant as well as social items.
3. Approval of minutes. Motion to approve by Cody, Steve seconded. With no objections the motion passed by general consent. July 25th 2018 minutes approved.
4. Reports
 - Treasurer's Report
 - Manager's report
5. Committees
 - Communications Committee liaison: Cody
 - Governance Committee liaison: Ginny
 - Architectural Review Committee liaison: Steve
 - Events Committee liaison: Cody
 - Safety Committee liaison: Steve

A Board Director liaison serves as an ex-officio if not already a member. Ex-officio members are non-voting, observers of the committee.

6. Board Meetings.

Cody moved to set monthly board meetings on the first Tuesday at 6:30pm in the Buda library. Steve seconded. With no objections the motion passed by general consent. Board will meet monthly, first Tuesdays at 6:30pm. Ginny to set up location. Bobby is available quarterly at regular business hour times.

7. New Business

- Board positions
 - Cody nominated Ginny Zink for Secretary, Steve seconded. No other nominations, Ginny Zink elected Secretary.
 - Ginny nominated Cody DeSalvo for President, Steve seconded. No other nominations, Cody DeSalvo elected President.
 - Cody nominated Steven Wolff for Vice President / Treasurer, Ginny seconded. No other nominations Steve Wolff elected Vice President / Treasurer.
 - New MaK HOA Board of Directors: President, Cody DeSalvo; Vice President/Treasurer, Steven Wolff; Secretary, Ginny Zink.

8. Assignments

- Bobby has requested of our vendor that pool lighting come on earlier.
- Bobby is requesting a quote for new lighting at entrance of the neighborhood.
- Dog bag stations would cost \$3K for installation, \$3K for maintenance, but will need to be put to a vote for funding.
- Steve will contact the City of Kyle to assess proper speed and signage for the neighborhood including for the roundabout, and may include speed bumps.
- Cody will provide pictures of damaged sidewalks on Dusky Thrush, Screech Owl, and Kingfisher, including descriptions of work yet to be done, to Keri Rhoades, D.R. Horton, to complete actions as promised.
- Bobby will get estimate for trimming crepe myrtle canopy at Kingfisher and Purple Martin.

9. Executive Session

10. Board Meetings.

Cody motioned, Steve seconded that the Board will meet monthly, first Tuesdays at 6:30pm. Ginny to set up location. Bobby is available quarterly.

11. Meeting Adjourned 2:30pm.