

Meadows at Kyle HOA Board Meeting

Cabela's, 15570 South Interstate 35 Frontage Road, Buda, TX 78610

December 4, 2018 @ 6:30pm

Attendance: Board Directors: Cody DeSalvo, President; Steven Wolff, Vice President/Treasurer, Ginny Zink, Secretary; Committee Chairs: Cody DeSalvo, Governance; Cherie Grishin, Architectural Committee. Not able to attend: Scott Zeiker (on patrol), Safety Committee; Jeremy Benavides, Community Events Committee; Vanessa Vaughan, Communications Committee.

1. Call to Order, Cody called to order at 6:35pm.
2. Open Forum.
 - Ranae Wolff
 - i. Outrageous number of dogs on the loose and reference made to continuing dog waste problem. Others agree that this continues to be a health hazard.
 - Cherie Grishin
 - i. Large (20 ft long) railroad tie on grass by trail near Dusky Thrush.
 - Bill Jandt
 - i. Would like to have message boards in subdivision to announce meetings, etc. Good place would be just before turnaround going into the community on right. Cody to ask Bobby for a bid on this.
3. Approval of Minutes. Motion to approve by Ginny, Steve seconded. With no objections the motion passed by general consent. November 7, 2018 minutes approved. Cody will ask Bobby to post.
4. Reports
 - a. President's Report will include external affairs in city, any tasks taken on since last meeting, management report.
 - b. Vice President/Treasurer's Report: Some non-reoccurring capital improvements budget is available. Currently we are under budget. We expect to meet all our targets and could put surplus to put into contingency.
 - c. Committee Chair Reports
 - i. Communications Committee Chair: Vanessa Vaughan. Cody reported from Vanessa that Committee has some updates for the Meadows at Kyle website and wants to start a newsletter. No budget for this but could do it electronically. Would like a marquee.
 - ii. Governance Committee Chair: Cody DeSalvo. January 11th, 12, or 13th will be set up for first Governance Committee meeting.
 - iii. Architectural Control Committee Chair: Cherie Grishin mentioned five things outside of norm: size of storage sheds, allowance of three hens, three lights per American flag, requirement for adjacent neighbors to approve playscapes, need to change number of members to five. Until amended, three members should be selected to make votes. Look into city laws related to hens and may require 67% of community to approve. Changes made to CCRs need change control document and to prepare for formal process. Have at least 15 satellite dishes in front of houses and unapproved garden beds. Bobby can take general information on areas of violations and the inspectors will come out and send fair warning notices, asking people to submit requests. Vanessa to put together an informational packet.
 - iv. Community Events Committee Chair: Jeremy Benavides
 - v. Safety Committee Chair: Scott Zeiker. Steve reported that Scott tried to get Safety together, and Scott emailed committee but no responses yet. By Scott's professional

experience, signs have little impact on speeding. Lighted signs with speed could be set up. Could set up speed bumps, but residents were opposed.

5. Old Business

6. New Business

- a. Timely communication with owners. Board agreed to implement new, informative Meadows at Kyle website, post link to it on FB social page, and to post monthly Board minutes once approved and notify community. A marquee was recommended to be placed near the entrance, with the new website address at the bottom. President’s State of Association letter is being written to be sent to Residents.
- b. Architectural Board Chair Cherie discussed proposed changes to CCRs. Cody recommended a resolution template to formally manage proposals, change and document version control. Legal requirement to alert County/State with changes, notify every homeowner.

7. Assignments

- a. Review current bids and quotes
 - i. Compared pool maintenance plus monitoring versus lifeguard. Staying with monitor, now moving question of lifeguard to old business. Unrue bid rejected as too high. Bill recommended Prime Pools as alternative consideration. Cody to ask Bobby to contact them for a bid.
 - ii. Dog bag stations would cost \$3K for installation, \$3K for maintenance, but will need to be put to a vote for funding. Unruh quote for 7 dog waste bag dispensers and receptacles is \$2,970.68 to install. Doggie bag way stations on hold temporarily until after resident communication. Installing a marquee near the community entrance is on top of things to do.
 - iii. Pool lighting. An expensive bid was received and Cody to ask Bobby to find additional bids.

After the meeting, the Board of Directors decided that for better clarity and full transparency to include complete Issues and Actions information being managed in this format:

OPEN Issues			
#	Date Opened	Topic	Description / Status
1	10/24/18	Community Covenants, Conditions, and Restrictions	Dog pooh. It is everywhere on our properties. Dog owners are responsible to pick up their own dog’s. Debbie Fuzziana recommended the Board consider setting up dog bag stations. <u>Status</u> : 10/29 Cody to follow up for quotes. 11/07 Mike Finan mentioned 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. 12/04 Ranae Wolff mentioned an outrageous number of dogs on the loose and reference made to continuing dog waste problem. Others agree that this continues to be a health hazard. Cody provided quotes for both dog bag stations and bag stations with receptacles, including yearly maintenance. It was discussed that owner awareness needed to be raised first. See also #23 for Cody's President's letter to be sent.

OPEN Issues			
#	Date Opened	Topic	Description / Status
2	10/24/18	Maintenance	Sidewalks are still damaged by heavy equipment. Tommy Livingstone pointed out sidewalks at the back of the pool and others pointed out ones across from the mail boxes on Dusky Thrush, Screech Owl, and Kingfisher, going to the pool. Keri Rhodes promised that D.R. Horton would fix these. <u>Status:</u> 10/29 Cody to follow up with Keri for completion. 12/04 Cody reported that Keri confirmed again that the sidewalk on Kingfisher belongs to the City. Ginny had sent Cody the latest pictures on Screech Owl Drive showing not yet completed. Steve recommended following up with Letter of Credit to City. Cody explained that the community is our deliverable at the election. Cody to follow up once more with Keri for Screech Owl. City needs to be contacted for Kingfisher.
3	10/24/18	Maintenance	Big trees with big leaves, down from the mailbox on Purple Martin are about to fall over and need to be cut down and removed. <u>Status:</u> 10/29 Ginny to follow up. 11/07 Bobby to get estimates.
4	10/24/18	Safety	Traffic on Purple Martin in general is too fast, Mario Garcia pointed out. The roundabout remains an issue, requiring either a stop sign for Kingfisher or yield signs on Purple Martin Streets have been turned over to City of Kyle so we need to contact the City of Kyle for any issues with streets, roundabout signage, speed, and speed bumps. All is under their control. We may be responsible to pay for some signage. <u>Status:</u> 10/29 Steve to follow up. 12/4 Steve reported that Safety Committee Scott Zeiker tried to get Safety together, and Scott emailed committee but no responses yet. By Scott's professional experience, signs have little impact on speeding. Lighted signs with speed could be set up. Could set up speed bumps, but residents were opposed.
5	10/24/18	Maintenance	Josh Freeman mentioned the two trees on Purple Martin which block the view at the roundabout. <u>Status:</u> 10/29 Steve to follow up. 11/7 Tony Douglas mentioned that these plants are a barrier. Mike Finan mentioned 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. Bobby to get estimates.
6	10/24/18	Safety	Additional light requested at entrance to help address safety for neighborhood foot traffic to the Dollar General store across Windy Hill. <u>Status:</u> 10/29 Cody to follow up with Bobby for quote. 11/07 Bobby to get estimates.
7	10/24/18	Community Covenants, Conditions, and Restrictions	Parking at the Dusky Thrush mailbox is impeded by a truck that has not been moved in months. <u>Status:</u> 10/29 Ginny to follow up with Bobby for action again. 11/9 Bobby replied if the vehicle is operable meaning the tags are not expired or flat tires etc then the city will deem it parked legally. We can send notice in hopes owner responds. But if the vehicle is not registered to the owner of the home then there isn't much you guys can do since the streets belong to the city. We will look into it and see if we can get a response.
9	10/24/18	Operations	Lighting at the pool needs to be set to come on earlier, to help prevent the break ins and other illegal activities, Josh Freeman recommended. Keri added that we will have a new pool vendor for the new Board to approve. <u>Status:</u> 10/29 Cody to follow up with Bobby. 12/5 Board reviewed new quotes, compared pool maintenance plus monitoring versus lifeguard. Staying with monitor, now moving question of lifeguard to old business. Unrue bid rejected as too high. Bill recommended Prime Pools as alternative consideration. Cody to ask Bobby to contact them for a bid.
10	10/24/18	Safety	Trails need added lighting for safety. <u>Status:</u> 10/29 Steve to follow up with Bobby for quote.

#	Date Opened	Topic	Description / Status
12	10/24/18	Community Covenants, Conditions, and Restrictions	Who does inspections? Josh Freeman suggested it be someone who lives in the community and knows people. Cherie suggested that this would pose problems for the person doing the inspection and others agreed this would cause issues. <u>Status:</u> 10/29 Cody to resolve.
14	10/29/18	Governance	Draft HOA Meeting minutes were to be posted to the Goodwin Management Company site, available to the community, but where? If it was not done, could it be, and where? <u>Status:</u> 10/29 Cody to follow up with Bobby.
15	10/29/18	Communications	Is there a digital repository for the Board to keep draft and final community documents such as meeting minutes, CCRs, Bylaws, etc.? Who has access? <u>Status:</u> 10/29 Cody to follow up with Bobby.
16	10/29/18	Governance	Board needs access to community email addresses. Who keeps updated going forward? <u>Status:</u> 10/29 Cody to follow up with Bobby.
17	11/07/18	Communications	Tony Douglas brought up that Meadows at Kyle is on all the legal papers, versus Meadow of Kyle which is on the sign. <u>Status:</u> 11/7 Bobby to get a quote to change the
19	12/08/18	Governance	Steve pointed out timing of published budget updates. Status: Cody to reach out to Bobby for more timely updates.
20	12/08/18	Operations	Cherie Grishin mentioned a large (20 ft long) railroad tie on grass by trail near Dusky Thrush. <u>Status:</u> 12/8 Cody will ask Bobby for a quote.
21	12/08/18	Communications	Bill Jandt would like to have message boards in subdivision to announce meetings, etc. Good place would be just before turnaround going into the community on right. Communications Committee Vanessa conveyed to Cody they have some updates for the Meadows at Kyle website and wants to start a newsletter. No budget for this but could do it electronically. Would like a marquee. <u>Status:</u> 12/8 Cody to ask Bobby for a bid on a
22	12/08/18	Community Covenants, Conditions, and Restrictions	Architectural Control Committee Cherie Grishin mentioned five things outside of norm: size of storage sheds, allowance of three hens, three lights per American flag, requirement for adjacent neighbors to approve playscapes, need to change number of members to five. Until amended, three members should be selected to make votes. Look into city laws related to hens and may require 67% of community to approve. Changes made to CCRs need change control document and to prepare for formal process. Have at least 15 satellite dishes in front of houses and unapproved garden beds. Bobby can take general information on areas of violations and the inspectors will come out and send fair warning notices, asking people to submit requests. <u>Status:</u>
23	12/08/18	Communications	Ginny Zink stated that timely communication with owners was important, recommending . implementation of previous discussion points: new, informative Meadows at Kyle website, posting link to it on FB social page, and to post monthly Board minutes once approved and notify community. <u>Status:</u> 12/8 Board agreed and that also a marquee was to be placed near the entrance, with the new website address at the bottom. In addition, Cody would write a President's State of Association letter to be sent to Residents. 12/6 Bobby sent approved minutes for 11/07 Board Meeting.
24	12/08/18	Communications	Cody to ask Vanessa to put together an informational packet on the Community Manual and CCRs.

CLOSED Issues			Date closed	
25	12/08/18	Communications	Cherie and Ginny to send major talking points to Cody for his President's State of Association letter is being written to be sent to Residents. <u>Status:</u> 12/6 done. Closed.	12/06/18
11	10/24/18	Governance	Format of the HOA meetings going forward should be similar to this Annual meeting, in that it be held after working hours at a place like the library. <u>Status:</u> 10/29 Ginny to schedule follow on meetings. 11/08 Monthly board meetings on the first Tuesday at 6:30pm approved by Board. Buda Library has advised that the use of their meeting rooms are limited to residents of Buda. Cody recommended Cabela's and Ginny is following up. 11/19 Contract finalized with Cabela's. Cabela's prefers six month contracts. Bobby sent payment. Closed.	11/19/18
18	11/07/18	Community Covenants, Conditions, and Restrictions	Tony Douglas needs to know process for beginning for addition of deck. Response: Contact bobby.humphries@goodwin.com. Closed.	11/07/18
13	10/29/18	Community Covenants, Conditions, and Restrictions	What legally needs to be done for the transfer from DR Horton to the MaK HOA documents (CCrs, Bylaws, etc.)? What is the process for legally filing updates to appropriate MaK HOA documents? <u>Status:</u> 10/29 Cody to follow up with Bobby. 10:30 Bobby replied no. The declarations include and written such that the declarant will no longer be declarant and association will be under board control. These docs are written in guideline to state legislation and most things are universal and true across associations. They are written to avoid the need to have to amend and rewrite things. Basically they are written such to where it allows you to govern yourself for the most part how you see fit. Only very specific things will need an amendment or change in docs.	10/30/18
8	10/24/18	Utilities	City of Kyle Garbage and Sewage fee seems to be higher (\$80/month) for the last section of houses constructed and needs to be re-negotiated to the same rate as the rest of the subdivision (\$37), Cherie Grishin advised. <u>Status:</u> 10/25 Cody spoke with Rose in the utility department. The sewage fee "WW Fixed BLDR/RES" is a same-fixed base rate that everyone in the city pays. Closed.	10/25/18

8. Adjourn to Executive Session
 - a. Member disciplinary hearing
 - b. Collections

9. Meeting Adjourned, Cody closed at 7:57pm.