

**Meadows at Kyle Homeowner's Association**  
**Draft Annual Meeting Minutes**

October 24, 2018

Kyle Public Library, 550 Scott St., Kyle, Tx 78640

Bobby Humphries of Goodwin Management Company called the meeting to order at 6:30 pm.

1. Roll Call and certifying proxies

Resident signup sheets and received mailed proxies were present. Introduction of the Board representatives were made. Representatives of the Board in attendance were:

- Cody DeSalvo, Resident Board Member
- Bobby Humphries, Property Manager, Goodwin Management (ex-officio)
- Keri Rhodes, D.R. Horton representative

2. Verification of Quorum

The chairman of the meeting declared that a quorum of the voting board and homeowners was present as defined by the bylaws.

3. Proof of Notice of Meeting

Copies of the mailed packets were provided.

4. Approval of prior annual meeting minutes

Copies of the previous meeting minutes were distributed.

- Chris Harrel motioned to approve minutes.
- Tommy Livingston seconded.
- Motion passed and minutes approved.

5. Manager's Report by Bobby Humphries

- Goodwintx.com website
- Balance Sheet
- Income Statement with Budget Comparison
- 2019 Projected 12 Month Budget

6. Board Elections

Three Director positions were available, with the handover of Board responsibilities from D.R. Horton to Meadow at Kyle Homeowners (two Directors), plus the position of Cody DeSalvo, our interim Home Owner Representative, who offered to put this position to vote also. Four individuals stepped forward to offer to serve. Cody DeSalvo, Steven Wolff, and Ginny Zink were voted in as the three Directors.

7. Open Forum

Twenty minutes were provided for three-minute topics voiced by the residents.

- 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.

- 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.
- 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.
- 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. Josh Freeman mentioned the two trees on Purple Martin which blocks the view at the roundabout.
- Additional light requested at entrance to help address safety for neighborhood foot traffic to the Dollar General store across Windy Hill.
- Parking at the Dusky Thrush mailbox is impeded by a truck that has not been moved in months.
- City of Kyle Garbage and Sewage fee is 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.
- 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.
- Various committee membership may include non-owners. Board membership is required to be home owners.
- Trails need added lighting for safety.
- 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.
- All points of contact for fees remain the same: Goodwin Management, Bobby Humphries.
- Monthly fees can be paid quarterly or yearly ahead, if preferred.
- 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.

#### 8. Architectural Control Committee

Cody DeSalvo explained that this is the only mandatory committee per HOA Bylaws. With the handover from D.R. Horton, one of this committee's positions was now vacant. Resident owner Cherie Grishin had been serving and volunteered to continue to serve. In addition, Ranae Wolff, Josh Freedman, and Robert Jandt volunteered to serve on this committee.

#### 9. Other Committees Discussion

Cody DeSalvo further explained that there are five key committees that he recommends, subject to review by the newly elected Board of Directors:

- Governance: to review and update as needed the Covenants, Conditions, and Restrictions and Bylaws (Community Manual) documents.
- Communications: Covering pertinent news, community relations, and events. Vanessa Vaughn has been serving as the Committee Chair.
- Architectural Control: to ensure properties meet HOA guidelines.
- Safety
- Community Events

Cody then asked for volunteers for each of these committees to meet in designated areas of the meeting room, to provide their contact information, get to know each other, and talk about actively moving forward. Many residents appeared to be stepping up to participate. Cody explained that the Board of Directors would be available to review and approve decisions made and that some funds were designated already.

#### 10. Adjournment

Adjourned 7:30 PM