

Meadows at Kyle  
Board of Directors Meeting  
August 4, 2020

(Meeting held via teleconference due to COVID-19 restrictions)

1. Meeting was called to order at 6:30 pm by Cody DeSalvo, HOA Board President. All board members were present via teleconference. Also present via teleconference was Bobby Humphries, property manager with Goodwin Management.
2. Cody DeSalvo notated that the minutes from the previous meeting had been approved by unanimous consent via email.
3. Member Comments:  
  
A comment was made anonymously to the Board regarding the signage on the marquee. The comment referenced was characterized as not being “in good taste” given the state of the country in dealing with the COVID-19 pandemic.
4. Manager’s Report  
  
Bobby Humphries from Goodwin Management stated that he had no specific items to report on but was available for questions in dealing with the latest developments in the COVID-19 outbreak.
5. President’s Report  
  
Cody DeSalvo reported on the mulch replacement projects currently in progress. Overall landscaping mulch would be replaced between 8/4 and 8/7; playground mulch to be replaced 8/10-8/11. Also reported was the status of the tree removal, which has now been completed.
7. Vice President/Treasurer’s Report  
  
Steven Wolff reported on the financial position of the Association. The Association currently has approximately \$125K in cash assets. Assessment (dues) collection is slightly below budget. Expenses are within acceptable variances to budget.

8. Discussion, Actions, Board Decisions

Cody DeSalvo reported on the updated mandates in Travis County related to the COVID-19 outbreak. Under the new guidelines, property managers and boards of directors of HOAs can be held corporately and individually liable for failure to conform to the CDC and health department recommendations for use of common areas and amenities. While it was pointed out that these guidelines are specific to Travis County and the City of Austin, the Board realizes that these mandates have usually been expanded to include the City of Kyle and Hays County.

After much discussion among the Board members, it was decided that no action would be taken at this time. Alternatively, the Board will be reaching out to legal counsel for advice and potential and probable “next steps.”

In order to best communicate this information to the rest of the homeowners, the Board will be holding a Facebook “town hall” on Tuesday, August 11<sup>th</sup> at 6:30 pm.

Discussion was made regarding the scheduling of the Meadows at Kyle HOA Annual Meeting. The meeting has been set for October 6<sup>th</sup>, 2020 at 7:00 pm. In case a quorum of owners is not present, either in person or via proxy, the meeting will be rescheduled to October 13, 2020. Cody DeSalvo indicated that he would create the nomination form for the HOA Board of Directors. There are two director positions up for election.

7. Board adjourned to Executive Session

8. Meeting was adjourned at 8:23pm by Cody DeSalvo.