

03/29/10
SFHOA Board Meeting
@ CMA

7:00 Gather and visit

Call to order (roll call & establishment of quorum)

PM- Lori Hollis and Directors Steve Walden, David Negrete, Tanya Quinn, and Alan Shelby, Leigh Ann Brunson

Resident's Open Forum- NA

Committee Reports

Pool – Pool Chair Paul Bull reporting

- Paul Bull provided report on pool changes, pool opening, cameras
- Board suggested grand opening day

By-laws – update by Steve

- Lori should get with Diane Harvey Anderson, provide practical input from CMA and come back to the board with a cleaned up version soon. Board will then vote and get changes out to the neighborhood.

DRV amendment- update by Steve

- David Negrete will work with Lori and will come back to the Board with a clean version. The DRVs document needs updating and will be ready for the annual meeting and will be voted on by the membership.
- Mixed use property DRVs-Connie Heyer indicated we can enforce on fees because it is technically correct the commercial properties can vote themselves out of fee authority but no judge would support it because they are participating in the use of the common areas....Motion passed:-ask CMA to escalate again on collections on mixed use properties.
- CMA will report to the city the condition (illegal dumping of rock/dirt) of the vacant commercial property on Metric.
- DRVs-Commercial-deed restrictions on the commercial properties had not transferred over to us. Connie is still working on this and with Blake Magee. Very clear that we don't have authority unless she can find the document that says it transferred.

Review and approval of past minutes- 07/07 mtg

- Approved

ACC Activity Report

- Could use more information on ACC request approvals. Was suggested that it should be a requirement to use a licensed irrigator to put in irrigation.

Property Managers' Report (excluding executive session items)

- Transition went smoothly with vendors.
- Transition is complete.

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Treasurer's report,
(Major variance items and/or atypical expense

- **ASSN IN GOOD SHAPE BUDGETARILY**

Review strategic directives for 2009-2010

- **Selection of property manager by objective process**—Updated previously
- **Pool maintenance company**-Updated previously
- **Update of By-laws**-Update previously
- **Update of Deed Restrictions**-David Negrete will make a final “track changes version of suggested edits to the DRs in time for board review and inclusion in Annual mtg packet
- **Update on DRV process by category**-Lori did an overview of types or violations and responses from violators
- **Institute an Asset Management Plan (prioritized proactive maintenance**- Lori will review the Capital Reserve study and present the board with a list of suggested maintenance items to be attacked each year to avoid major replacement costs later
- **Improve our Legal Counsel** -item completed with agreement with Connie Heyer
- **Update, communicate and enforce picture-based Fence guidelines**- Underway with David Negrete's DRV edits.
- **Investigate and implement Fencecrete repair cost saving strategies** (Direct purchase of materials, storage, ID of alternate installers)
- **Investigate Pool Plaster Liability (maintenance versus installation)**
SF will pursue possible suit against Family Swim Gym. Took digital pictures prior to repair; it was the contractor's opinion was that it was not a construction problem, it was a maintenance problem. Total cost est was 30k. CMA will get with Connie to pursue.
- **Investigate Fencecrete or alternate estimate on Scofield Lane**
Will continue with maintaining fences, vs complete re-install.
On SF Lane, will look get bid for alternative fence-perhaps wood with brick column and one with fence crete. Need to mimic fence on foal. Will get bid for that too. RealManage has a document that shows what is ours. CMA needs to send a letter to those residents whose plants are damaging HOA fencecrete. CMA-check with Connie. Can we put language to this effect in our DRVs?
- **Strengthen and grow Neighborhood Watch Program –**
NWP is meeting regularly and growing
- **Establish official SFHOA website**-Tanya is working on this

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- **Actively promote community building events** (Fourth of July, NNO, Movies in Park, Block Parties, etc.).
- **Investigate solar powered lights for mail box kiosks**
David said can get solar powered lights done turnkey through a couple of places - Hill Country Solar and Celestial Solar. He will send bids out to us.
- **EXECUTIVE SESSION- (Fee collections, DRV items, contracts)**
- **Review Action Items**
 - 1) Report to City of Austin Code
 - 2) Lori has notified Kirstin and Sarah that SFD HOA Board has approved a \$25.00 fine when warranted in the escalation process
 - 3) Check status of pool permits
 - 4) Lori will be going out with Martin on Thursday to pull out the pool furniture.
 - 5) Lifeguards4Hire bid –updated bid to reflect the new hours
 - 6) Document Cleanup (Bylaws & CCRs)
 - 7) Review Reserve Study for routine maintenance items
 - 8) Fencecrete alternatives by CMA construction mgr
 - 9) Review prior contract with Family Swim Gym and discuss with Connie on possible ways to pursue
 - 10) Obtain bids for Fencecrete, wood, and wood with rock column for areas discussed
 - 11) Contact Connie in regards to fencecrete common area fence and who is liable for damage (owner, HOA) - Possible letters to owners with fencecrete notifying them of any damage and responsibility
 - 12) Contact Hess for bid to fill in shrubs at pool area
 - 13) Schedule annual meeting at Parmer Woods Assisted Living May 20th, 7pm
 - 14) Prepare annual meeting notice mailing
- **Set Date for next meeting and Adjourn – Next meeting will be set at Annual meeting.**