

Westside at Buttercup Creek Homeowners Association, Inc.

Date: Wednesday, May 25, 2016

Place: Cedar Park Library

550 Discovery Blvd

Cedar Park, TX 78613

Board Meeting Minutes

1. Private Hearing – The board conducted a private hearing with the property owners of 1101 Deer Horn Cove regarding their unapproved property modification.
2. President Walt Conlin called the meeting to order at 6:02pm.
Board members: Walt Conlin, Dennis Domanski, Denney James, David Jackson and SaraMarie Blunt.
Homeowners: Maria Barron, Paul Barron, David Blunt, Barbara Kordick and Curt Aydelotte.
Non-members: Merit Landscape representatives Carlos Caballero and Josiah Longbons. Property manager Celeste Schulz and Jamie Richardson.
3. Open Forum
Carlos and Josiah from Merit Services discussed their landscape services with the board. Three dead trees were removed from Lakeline pool last week. The board requested Merit rectify the issue by replacing the trees at no further expense to the HOA. Merit was responsible for the irrigation when they planted the trees and didn't notice the water was cut off for an entire month; this resulted in the death of the trees. They requested Merit propose a solution and send it to the board.
4. Approval of Meeting Minutes from April 13, 2016
SaraMarie Blunt motioned to approve the April 13, 2016 meeting minutes as presented. Denney James seconded the motion. The motion carried 5-0.
5. Committee Reports/Updates
 - a. Neighborhood Watch
 - National Night Out is scheduled for Tuesday, October 4, 2016
 - b. Pools
 - The board has received a lot of positive feedback from the neighborhood about the new pool vendor.
 - Splashpad and the pools look better than they have in years.
 - On June 22nd, the pool parking lot will be sealcoated
 - The board thanked Walt for the work he did cleaning up the dolphins; they look great now
 - c. Fences
 - The unpainted fence discussed at the last meeting has now been painted; this action item is now closed.
 - d. Caves and Preserves
 - The boy scouts completed some work and mulching in the caves and preserves. David will try to find out if they took any pictures so the HOA can post the pictures on the website to recognize their efforts.
6. Manager's Report – Celeste Schulz
 - a. Accounting – The 2016 YTD financial reports were presented.
 - b. Restriction Enforcement – The violation report was presented.

7. Other Business

a. 2016 Board Meeting Schedule

- *No board meeting in June
- Wednesday, July 13th – 6pm, Treasure of the Hills Senior Center
- Wednesday, August 17th – 6pm, Treasure of the Hills Senior Center
- Wednesday, September 14th – 6pm, Treasure of the Hills Senior Center
- *Action Item – Dennis will reserve a room in the Treasure of the Hills Senior Center on Buttercup Creek for the upcoming board meetings.*

b. 2016 Annual Meeting

- Tuesday, October 11, 2016 – 7pm at Cedar Park Library

The meeting entered executive session at 7:03pm.

The meeting exited executive session at 7:30pm.

The board approved a motion for the property owner of 1101 Deer Horn Cove to come back into compliance by removing the paint to return the brick to its original condition. Celeste will send the owner a notice of the board's decision.

Action Item – Dennis will send Celeste the information she needs to get landscaping bids

Action Item – Dennis will follow up with the city about the damage they caused when they cut off the water due to construction in the area. He will come back to the board with his recommendation on how to proceed..

8. Adjournment

Dennis Domanski motioned to adjourn the meeting. Denney James seconded the motion.

There being no further business, the meeting adjourned at 7:32pm.