

Westside at Buttercup Creek Homeowners Association, Inc.

Date: Tuesday, July 18, 2017

Place: Treasure of the Hills Senior Center

Board Meeting Minutes

1. Call to Order

President SaraMarie Blunt called the meeting to order at 6:02pm. A quorum was established by the board members in attendance: SaraMarie Blunt, Denney James, Dennis Domanski, Walt Conlin and David Jackson. Homeowners in attendance were Barbara Konork, Robert Lanier, Leticia Olivarez, Mike Grant, Kim Brown, and Kris Dehnel. Property manager Celeste Schulz and Jamie Richardson were also in attendance.

2. Homeowner Communications

- Barbara Konork said the Lakeline gazebo is in disrepair and presents a safety hazard. The board has asked the Boy Scouts to repair it as a project but in the meantime, yellow caution tape will be put up to warn residents of the safety hazard.
- Leticia Olivarez reported a noise issue with the holiday festivities near her house. The board will send a letter to residents on Anna Court.

3. Approval of May Board Meeting Minutes

The May board meeting minutes were reviewed. *Denny James moved to approve the May 16, 2017 board meeting minutes as presented. David Jackson seconded the motion. The motion carried 5-0.*

4. Committee Reports/Updates

a. Social Committee

- Fall Garage Sale – Saturday, September 23rd
- National Night Out – Tuesday, Oct 3rd – **Needs a chairperson**
- Trunk or Treat – date TBD (possibly Oct 26th)
- Haunted Trail – date TBD (possibly Oct 28th)

b. Modifications Committee

- There have been a large number of applications submitted, with quick turnaround
- Denney will ask Katy to post a reminder on Next Door that all exterior property modifications must be approved by the Modifications Committee.

c. Pool Committee

- Excellent service with Austin Pool Pros
- No complaints about the lifeguards this year
- Closed down one day due to fecal incident
- Pool repairs to consider after pool season
 - Pool replaster
 - Inspect pool furniture before storing it to see what needs to be repaired or replaced
 - Inspect tarps and bungee cords after pool season

d. Landscape Committee

- Landscape Maintenance Bid Review
 - *Dennis Domanski moved to select Benchmark Landscapes as the new landscape maintenance vendor, with a start date to be determined after*

Benchmark consultation. David Jackson seconded the motion. The motion carried 5-0.

- Dennis will contact Benchmark to schedule a walk through with SaraMarie, Dennis, and Walt.
- Merit has completed all outstanding items. The plants have gone in at Fall Creek and look great.

5. Manager's Report – Celeste Schulz

- a. Accounting – The YTD financial reports were presented.
- b. Restriction Enforcement – The YTD violation report was presented.

6. Other Business

a. Storage Lot Plans for 2018

- The board discussed plans for securing the storage lot. Celeste will get proposals for surveillance and secure entry system options and send them to the board.

b. Holiday Decorations

- Saturday, December 2nd – Put up holiday decorations
- Saturday, January 6th – Take down decorations

c. 2017 Meeting Schedule

- **Tuesday, September 19th – 6pm, Treasure of the Hills Center**
- Tuesday, October 17th – Annual Meeting, Treasure of the Hills Center
- Tuesday, November 21st – 6pm, Treasure of the Hills Center

d. Action Items from this Meeting

- Celeste – Add date to Redstone Ranch Payment in financial report
- Celeste – Request an irrigation map from Merit
- Celeste – Surveillance and secure entry system proposals for the storage lot
- Celeste – Ask Jim Unruh to put yellow caution tape on gazebo asap
- Celeste – Add to pool closing prep and October annual meeting discussion to the next meeting agenda
- David – Contact Boy Scouts about repairing the Lakeline gazebo
- Denney – Ask Katy to post reminder on Next Door that all exterior property modifications must be approved by the Modifications Committee
- Dennis – Contact Benchmark to schedule a walk through
- SaraMarie – Send scope to Celeste for holiday decorations bid
- Walt – Follow up with Tracy about National Night Out and Halloween events
- Board – Draft holiday music letter to be sent to Anna Court residents

Walt Conlin moved to adjourn the meeting. Denney James seconded the motion. The meeting adjourned at 7:01pm.

The meeting entered executive session at 7:05pm and ended at 7:51pm.