

Westside at Buttercup Creek Homeowners Association, Inc.

Board of Directors Meeting

Date: April 15, 2014

Place: 500 Fern Court

I. Call to Order

The meeting was called to order at 6:00 pm by President Walt Conlin.

Directors in attendance were President: Walt Conlin, Vice President: Dawn Harris, Director: Dennis Domanski, Secretary: David Jackson(Absent), and Treasurer: Denney James.

Property Manager Celeste Schulz was also in attendance.

II. Open Forum

Homeowner Michael Dulaney sat in meeting to observe.

Homeowner Jim Robinson followed up his idea for a memorial garden in honor of his son that passed away. Cedar Park Director of Parks and Recreation Curt Randa attended with Jim Robinson to explain the City's position with this project. Curt Randa has met with the City attorney, it was established that the current owner of the lot is Forestar. Curt Randa added that looking forward this is something that can be done, and that there is no zoning issue.

III. Approval of Meeting Minutes from March 18, 2014

Dawn Harris motioned to approve the minutes as presented from March 18, 2014. Denney James seconded the motion. The motion passed unanimously.

IV. Committee Reports

- There is currently no replacement for Natalie Woods in Modifications Committee as committee chair. The Board will email Katie Moore and Stephen McStay and see if they would consider being committee chair. The Board will hold a separate meeting with the Modifications Committee to explain its purpose and role details. The Board will address the modifications committee, it will be on next months agenda.
- Phil Crochet has stated that he does not wish to chair the Neighborhood Watch Committee.
- The Board will advertize open committee positions in the next newsletter.
- Darrell Park will still chair both Pool Committee and Cave Preservation Committee. Jay will be removed from the pool committee position.
- Randy Woods is looking for a Communications Committee replacement
- The Board discussed Newsletter Chair open position. Dennis Domanski spoke about Peal who produces the newsletter. Denney stated that he would be interested in chairing the Newsletter Committee
- It was discussed that Denney will Co-chair the Communication Committee and oversee the newsletter, but he will not run the website.
- Jerry Bordic will no longer serve on the Landscape Committee.
- Dawn Harris discussed area of fence that is not uniform in color. The Board discussed other fence standards and fences in violation.
- The Board discussed playscape built in violation. The Board will email Celeste with address to send violation notice.

V. Manager's Report

Celeste Schulz gave the Managers report and reviewed the financial statements from March. She went over the violation report. Celeste reviewed expenses year to date, and where they fall in line with the 2014 budget. The Board would like the homeowners to be aware that their fences are out of compliance, even though it was a builder error. Variance can be granted should the homeowner need it. The Board reviewed the delinquency report.

VI. Old Business

- Celeste emailed Larry and Darlene concerning community maps, asking Forestar to provide maps showing City and HOA land and ownership. Dennis Domanski added that this would be costly, but the Board should consider this expense. Celeste Schulz stated that the Board needs to wait until Forestar is completely out, then the surveyor can come and create a giant plat map. Dennis and Walt need to meet with Larry and Darlene with Forestar. They can discuss anything they would like from Forestar as they are leaving the community. Larry and Darlene can review with them what property and areas the HOA is responsible for when Forestar is gone.

VII. New Business

- Board says that next meeting will be scheduled for Tuesday May 13th 2014 at 5:30 pm.

VIII. Executive Session

- Board entered Executive Session at 7:45 and discussed Jim Robinson's proposal.

IX. Adjournment

The meeting was adjourned at 7:50pm by President Walt Conlin