

Lakeline Oaks Homeowners Association
Minutes of Meeting of the Board of Directors
Wednesday, January 28th, 2015

Meeting Location:

Building at Lakeline Oaks Park, 1000 Old Mill Rd, Cedar Park, TX 78613

Noting the presence of a quorum meeting called to order by Board President Rae Ann Doerr
7:07 PM

Roll Call: Rae Anne Doerr, and Robert Kenny; Bob Stevens not in attendance; Representing Goodwin Management: Celeste Schulz and Andrew Hopkins.

1. Receive Member Communications
 - Rae Anne reviews member communication policy
2. Approvals by the board that occurred between meetings or still pending
 - No approvals occurred between meetings
 - No pending approvals
3. Non-compliant roofs
 - Owners are required to submit ACC applications for all exterior changes
 - Board to consider issuing variances to non-compliant roofs
4. Foreclosures/Liens/Homes with major payment delinquencies
 - 6 delinquent home owner accounts
 - \$2700.00 in total delinquency
5. HOA Party
 - No updates to party planning
6. Re-zoning
 - No updates
 - No response to Board's request for information
7. Homeowner Complaints reviewed 1st
 - Declining Home Values
 - i. Board requested reports from multiple agents
 - ii. Board awaiting for response from agents tasked with completing the reports
 - Communication
 - i. Improve Website
 1. Homeowner volunteers working to improve website
 2. Board waiting for volunteers to complete updates
 - Landscaping Maintenance on Shannon Meadow (near mailboxes and MUD wall)
 - i. No updates
 - ii. Board to follow up
 - Code Enforcement
 - i. Homeowner concerned with equal enforcement
 - ii. Homeowner to provide information to the board, board to follow up pending submittal of requested information
8. Committees
 - Architectural Control Committee

- i. Approval for \$500 for colorist consultant to help ACC provide list of approved colors.
 - 1. Approved at previous meeting
 - ii. Approval for ACC annual budget
 - 1. Board awaiting further information from ACC committee
 - iii. Solar Panel Installation
 - 1. No requests submitted
 - 2. HOA has solar panel installation policies in place – see 2011 resolutions available on the Goodwin webpage
 - iv. Xeriscaping
 - 1. No updates
 - v. ACC process and review
 - 1. No updates
 - vi. Members feeling lack of contributions. Establishment of cycling the voting members?
 - 1. No updates – Bob Stevens not in attendance
 - Landscape Committee
 - i. Chose Christmas lighting contest winners
 - ii. Yard of the Month chosen
 - Recreation Committee
 - i. No updates
 - Welcoming Committee
 - i. Will update pending website revisions
 - Website Committee
 - i. Homeowner volunteers working to improve website
 - ii. Board waiting for volunteers to complete updates
 - iii. Per 7.i above
 - Newsletter Committee
 - i. Newsletter to include crime stats
 - ii. Water restriction information
 - iii. Real Estate Agents reports
 - iv. ACC updates
9. Williamson-Travis Counties MUD #1
- i. No updates
 - ii. Next elections to be held 2016
10. RealManage
- Handling deed restriction enforcement
 - Board reviewed RealManage role and responsibilities
11. Goodwin Management
- Celeste Schulz reviewed LLO financials and collections report
12. Opened floor to home owner comments
- Homeowner provided copy of letter from Texas Secretary of State
 - i. Celeste Schulz to investigate and provide response at next meeting
 - Homeowner requested clarification on role of HOA, MUD, RealManage, and Goodwin
 - i. Board reviewed roles and responsibilities

1. All are separate legal entities
 2. MUD – Municipal Utility District
 - a. RealManage hired by MUD to complete deed restriction enforcement
 - b. Homeowners with concerns about violations need to contact RealManage or attend MUD meetings held 2nd Wednesday of every month
 3. HOA – Home Owners Association
 - a. Goodwin manages administrative needs for HOA
- Homeowner inquired about broken/nonfunctioning light on Shannon Meadow Trail
 - i. MUD responsible for street lights – owner needs to report to the MUD

13. Adjournment

- There being no further business to conduct Rae Ann Doerr motions to adjourn; Homeowner 2nds motion; Meeting Adjourned 8:11