

Lakeline Oaks Homeowners Association

Minutes of Meeting of the Board of Directors

Wednesday, January 29th, 2014

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 7:03 PM

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

1. Receive Member Communications
 - Rae Anne Doerr provides introduction to new homeowners in attendance
 - Robert Kenny provides introduction to new homeowners in attendance
 - Rae Anne reviews member communication policy
 - Homeowner brings up Nextdoor.com website and possible use for LLO
 - Board discussed website benefits to improve communication
 - Homeowner to investigate and board will review option of using Nextdoor.com to improve member communications
2. Approvals by the Board that occurred between meetings or is still pending
 - Board approved foreclosure for a home with delinquent balance
 - Board reviewed foreclosure/lien/collections process for members present
3. Maintenance of Bank-Owned Properties and others not being properly kept up
 - Previous homes resolved outstanding issues/concerns
 - No new business
4. Notice of Variance for Non-Compliant Roofs and Exterior Paint Jobs
 - Board reviewed pending issues
 - Board to follow up with lawyer on pending non-compliant roofs
5. Foreclosures/Liens/Delinquencies
 - Celeste reviewed delinquency report
 - 6 homeowners owe \$5,600
 - Collections status has improved and homeowner delinquency is down from last meeting
6. HOA Party
 - Terry can do community party within assigned budget
 - Board needs itemized report before releasing funds
7. Re-zoning
 - Rae Anne - reviewed rezoning of property next to soccer center
 - City denied rezoning 5 to 2
 - Property still zoned for commercial
 - Town Homes project denied by city council

- Board reviewed storage facility and care center issues
 - No new concerns
- 8. Maintenance Projects
 - Reviewed street lighting fixes
 - Repairs to lights completed
 - Discussed possibility of installing holiday decorations
 - Board to get quotes for installing holiday decorations
 - Discussed possibility of sandblasting light posts
 - Board to get quotes for sandblasting/refinishing
- 9. Home Owner Complaints
 - Reviewed homeowner complaint concerning neighbors fence
 - Board to follow up with MUD concerning violations
 - Reviewed homeowner concern about landscaping violation
 - Board to follow up with MUD concerning violations
 - MUD is responsible for issuing violation notices
- 10. Committees
 - Architectural
 - Homeowner concerned ACC not following rules and not being consistent
 - Board to get addresses in question and review with ACC and MUD
 - Board reviewed ACC process for present homeowners
 - Landscaping
 - Reviewed Flower changes
 - Reviewed Christmas Light Contest Winners
 - \$100, \$75, and \$50 rewards given to 1st, 2nd, and 3rd place respectively
 - Reviewed Yard of the Month Rewards
 - \$50 gift card and sign in yard
 - Recreation
 - No new updates
 - Committee to follow up on signs for garage sale
 - Welcoming
 - Committee delivered new homeowner baskets
 - Committee continuing to deliver baskets quarterly
 - Baskets under \$15 and include neighborhood information
 - Website
 - Don made security updates to HOA website
 - Newsletter
 - On agenda for March - need Bob's input
 - Rae Anne to include crime stats in next letter
- 11. Williamson-Travis Counties MUD #1
 - Discussed MUD LLO relationship
 - LLO needs representation on the MUD board
 - Homeowners need to vote in upcoming election
 - Board reviewed options for improving homeowner/voter turnout
- 12. Real Manage

- Discussed deed restriction enforcement policy
- Board to review inconsistent enforcement with RealManage

13. Goodwin Management

- Celeste reviewed financials
- HOA in good financial standing
- Adam Pugh, HOA Attorney, to be at May 28th meeting
 - Will discuss and explain collections policy to homeowners

14. Adjournment

- There being no further business to conduct Rae Ann Doerr calls to adjourn meeting at 8:32. Robert Kenney 2nds motion. Meeting Adjourned 8:32.