

Lakeline Oaks Homeowners Association
Minutes of Meeting of the Board of Directors
Wednesday, March 26th, 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 7:04 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
- New homeowner asks about annual board meeting and committee responsibilities
 - Annual meeting will be held in may – details still being finalized
 - Board reviewed/summarized responsibilities and duties of each committee
 - Board went into detail and explained Architectural review process and homeowner responsibility for submitting applications properly.
- Homeowner reviews Nextdoor.com website and possible use for LLO
 - Homeowner reviewed website and website policies and recommended use for LLO to improve neighborhood communication.
 - Website has good authentication and security procedures
 - At boards request homeowner to review posting policies and provide additional information for review before a final decision is made
 - Rae Anne Doerr motions to put on the agenda for the annual meeting and Robert Kenny 2nds. Motion Passes.

2. Approvals by the Board that occurred between meetings or is still pending

- No approvals occurred or still pending

3. Maintenance of Bank-Owned Properties and others not being properly kept up

- 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
- Board reviewed issue of older homes that need painting and/or fence staining
 - Board to set standards and issue directives to compliance inspectors

5. Foreclosures/Liens/Delinquencies

- Celeste reviewed delinquency report

- Collections status has improved and homeowner delinquency is down from 6 accounts and \$5,600 owed at last meeting to 3 accounts with a total of \$4,347 this meeting
6. HOA Party
 - Board still waiting for itemized report from planning committee
 - No new decisions made
 7. Rezoning
 - No new developments
 - Storage facility under construction
 - Elder care facility under construction
 - Board to continue to monitor progress and follow up with any additional information
 8. Maintenance Projects
 - LLO sign lights at entrance need maintenance
 - Spotlights on Little Elm need maintenance
 - Goodwin Management to follow up and coordinate repairs
 9. Homeowner Complaints
 - Board to follow up on homeowner concern regarding rental property fence
 - Homeowner complaints concerning violation process and confusing communication process
 - Board to follow up with MUD on improving communications
 - Board to follow up with homeowner specific issues to help them resolve the problem
 10. Committees
 - Architectural
 - No new business to report
 - Landscaping
 - Reviewed landscaping costs
 - In line with budget
 - No new business
 - Recreation
 - Discussed holding a pool party
 - Community garage sale postponed due to lack of volunteers
 - Welcoming
 - Committee is behind schedule
 - Additional volunteers needed to help catch up
 - Website
 - No new business
 - Newsletter
 - Newsletter to go out prior to annual meeting
 - Deadline for submissions will be 4/18/2014
 - Newsletter to include:
 - Annual meeting information
 - Nextdoor.com details
 - Water restriction updates

- ACC information
- Crime stats for the neighborhood

11. Williamson-Travis Counties MUD #1

- Board to try and resolve communication issues between homeowners and MUD concerning violation questions
- Board to establish ownership of the violation process

12. Real Manage

- Discussed deed restriction enforcement policy
- Board to review homeowner communication improvements

13. Goodwin

- Goodwin Management will prepare materials for annual meeting
- Board reviews homeowner prizes
 - Grand prizes will be \$500 gift cards to Home Depot and/or Lowes
 - One grand prize to be awarded to meeting attendee
 - 2nd grand prize to be awarded to proxy submission
 - Additional gift cards to be awarded to meeting attendees
 - Cards will be \$20 to \$25 a piece
 - \$300 in total cards will be awarded
 - Rae Anne Doerr motions to approve prize budget, Robert Kenny 2nds. Motion passes pending additional input from Bob Stevens
- Board reviews food costs
 - Rae Anne Doerr motions to approve no more than \$500 for food, Robert Kenny 2nds. Motion passes pending additional input from Bob Stevens
- Goodwin to coordinate to have Attorney Adam Pugh present to review collections/lien/foreclosure process with homeowners

14. Adjournment

- There being no further business to conduct Rae Ann Doerr calls to adjourn meeting at 8:55. Robert Kenny 2nds motion. Meeting Adjourned 8:55.