

Lakeline Oaks Homeowners Association
Minutes of Meeting of the Board of Directors

Wednesday, September 26th, 2012

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

1. Call meeting to order – Meeting called to order by Board President Rae Ann Doerr at 7:00 PM
2. Roll Call – Present were Rae Ann Doerr, Robert Kenny (arrived 7:05 pm), and Steve Davies (Arrived 7:08 pm). Noting the presence of a quorum at 7:08 pm.
3. Received Member Communications
 - a. Rae Ann Doerr – reviewed member communication and meeting policies
 - b. No members in attendance
4. Reviewed Board approvals between meetings
 - a. No approvals were made
5. WTC MUD No. 1 – Proposed Service Agreement for Confidential Access to Deed Restrictions: Update
 - a. Discussion was held to review disclosure policy
 - b. Rae Ann Doerr signed paperwork and scanned copy to Bill Flickenger, WTC MUD No. 1 Lawyer,
 - c. Rae Ann Doerr to mail hard copy by week end
6. Foreclosure Litigation: Update
 - a. Discussion was held to review current process
 - b. Discussion held regarding one homeowner requesting refund of all his dues because properties on either side are not in HOA.
 - i. Celeste Schulz is aware of the issue
 - ii. No action taken at this time.
7. Notice of variance for non-compliant roofs: Update
 - a. Discussion was held regarding non-compliant roofs
 - b. Rae Ann forward list of non-compliant homes to lawyer
 - c. Real Manage to review and verify address on list
8. Maintenance of bank-owned properties and others not being properly kept up: Update
 - a. Discussion held regarding bank-owned properties and the bank's responsibilities
 - b. Board to forward list of foreclosed homes with violations to real Manage

- c. Bill Flickenger to make recommendations on how to proceed
- 9. Homes with Unapproved Exterior Changes
 - a. Discussion was held to discuss definition of ACC/structural change
 - b. Need to establish clear guidelines
 - c. Motion made by Robert Kenny and seconded by Rae Ann Doerr to document all homes at a cost not to exceed \$300.
 - i. Pictures to include date time stamp, exterior of home with close up of easements
 - ii. Motion Carries.
- 10. Providing Homeowner Information Outside of HOA
 - a. Discussion was held regarding dissemination of information
 - b. Lawyers advised the HOA against
 - c. Decision was made to not send information to non home owners
- 11. Reviewing and Approving the 2013 Budget
 - a. Reviewed 2013 Budget
 - b. Income planned for \$49,620 expenses at \$43,653
 - c. Discussion held regarding current dues and possible changes
 - d. Robert Kenny motioned and Steve Davies seconded to put party planning on next meeting's agenda. Motion Carries.
 - e. Robert Kenny motioned and Steve Davies seconded to approve budget. Motion Carries.
 - f. Rae Anne motioned and Robert Kenny seconded to hold dues at current level. Motion Carries.
- 12. Codes, Covenants, and Restrictions (CCR) Change process
 - a. Discussion was held covering the CCR change process
 - b. Homeowners want to change parking restrictions
 - c. Steve Davies motioned and Robert Kenny seconded to take no action, have no bias, and set no rules about the process to change restrictions. Motion carries.
- 13. Committees
 - a. ACC – no issues to review
 - b. Landscaping Committee
 - i. Discussion held regarding new yard of the month sign
 - ii. Rae Ann motioned and Robert Kenny seconded to purchase new sign at a cost not to exceed \$200. Motion carries 2 to 1.
 - c. Recreation Committee – no issues to review
 - d. Welcome Committee – no issues to review
 - e. Website Committee – no issues to review
 - f. Newsletter Committee

- i. Discussion held on frequency of publication
- ii. Newsletter to be published annually in time for Annual meeting in May

8:02 Steve Davies Leaves

14. Williamson-Travis Counties MUD #1

- a. Discussion held regarding MUD #1 Meeting and deed restrictions
- b. Rae Anne to contact MUD #1 and review policies

15. Real Manage

- a. Discussion held to review Real Manage performance and possible replacement
- b. Proposals have been sent to several companies for review

16. Goodwin Management

- a. Goodwin tasked with ACC photo documentation project
- b. Conduct meeting minutes the last Wednesday of every odd month

17. Recap

- a. Meeting called to order 7:00 pm.
- b. Presence of a quorum at 7:08 pm
- c. Motion made by Robert Kenny and seconded by Rae Ann Doerr to document all homes at a cost not to exceed \$300. Motion Carries.
- d. Robert Kenny motioned and Steve Davies seconded to put party planning on next meeting's agenda. Motion Carries.
- e. Robert Kenny motioned and Steve Davies seconded to approve budget. Motion Carries.
- f. Rae Anne motioned and Robert Kenny seconded to hold dues at current level. Motion Carries.
- g. Steve Davies motioned and Robert Kenny seconded to take no action, have no bias, and set no rules about the process to change restrictions. Motion carries.
- h. Rae Ann motioned and Robert Kenny seconded to purchase new sign at a cost not to exceed \$200. Motion carries 2 to 1.

18. Adjournment

- a. Being no further business to consider Rae Ann motioned and Robert Kenny seconded to adjourn meeting at 8:12 pm. Motion carries. Meeting Adjourned 8:12 pm.