

Lakeline Oaks Homeowners Association

Minutes of Meeting of the Board of Directors

Wednesday, November 28th, 2012

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

1. Call meeting to order – Noting the presence of a quorum meeting called to order by Board President Rae Ann Doerr at 7:15 PM
2. Roll Call – Present were Board Members: Rae Ann Doerr, Robert Kenny, and Steve Davies (Arrived 7:23); Representing Goodwin Management: Celeste Schulz, Andrew Hopkins; Resident Members present: Members present - Charla Hisler, Mary Catham
3. Received Member Communications
 - a. Rae Ann Doerr – reviewed member communication and meeting policies
 - b. Reviewed member concern about receiving violation letters in response to a charity event that placed a sign and flamingos in front yard.
 - i. Reviewed violation policy
 - ii. Board to contact Christy Hamann of Real Manage to review violations
 - c. Reviewed member concern regarding parking in driveway and blocking sidewalk
 - i. Reviewed violation policy and applicable laws (state and county)
 - ii. Discussed HOAs authority and homes located within the HOA, but not bound by HOA rules
 - iii. Discussed changing parking policy
 1. Robert Kenny motioned and Rae Anne Doerr seconded to issue a directive to Real Manage to temporarily suspend parking enforcement between 10 pm and 7 am. Motion carries.
 2. Board to send letter to the MUD to remove fines
 3. Board to follow up at January meeting to propose a permanent solution
 - d. End of member communications
4. Reviewed approvals by Board that occurred between Board Meetings
 - a. No approvals were made
5. Maintenance of bank-owned properties and others not being properly kept up: Update
 - a. Discussion was held to review bank-owned properties and others not being properly kept up
 - b. Board will follow up with Real Manage
6. Notice of variance for non-compliant roofs: Update
 - a. Discussion was held to review non-compliant roofs

- b. Board/Goodwin to follow up with HOA lawyer to determine progress
 - c. Board to forward violations to Real Manage for review and follow up
- 7. Discussed Foreclosures in HOA
 - a. Discussion was held to review pursuing foreclosure proceedings
 - b. Board/Goodwin to follow up with attorney for more information
 - c. Decision deferred until after attorney follow up
- 8. Discussion and approval of requested repayment plans
 - a. Board reviewed requested repayment plans
 - b. Discussion was held to discuss proposed repayment plans
 - c. Board policy to require payment plans for the full amount and will only consider reducing/waiving fines once the account is brought current
- 9. Review and approval of legal fees incurred in November
 - a. Board reviewed invoices
 - b. Rae Ann Doerr motions and Robert Kenny seconds to pay invoice for \$175 but \$750 invoice for past due amount needs to be researched further before payment is made. Motion carries unanimously.
- 10. HOA Party
 - a. Discussion was held to review party planning
 - b. Robert Kenny to follow up with various party planners for cost/fees
 - c. Party budget to be discussed in January meeting
- 11. Committees
 - a. Architectural Control Committee
 - i. No issues to review
 - b. Landscaping Committee
 - i. Discussed current landscaping contractor and services being rendered
 - ii. No decisions made
 - c. Recreation Committee
 - i. Party planning discussed in previous topic
 - ii. No additional decisions made
 - d. Welcoming Committee
 - i. Board approves additional items to add to welcome basket
 - e. Website Committee
 - i. Discussion was held regarding status of website, timeliness of postings, and developing a backup plan
 - ii. Board to establish a backup plan for current webmaster
 - f. Newsletter
 - i. Discussed annual newsletter and possibility of hiring outside contractor

- ii. Board resolved to continue publishing newsletter and not use outside contractors
- g. Annual meeting raffle options
 - i. Discussion was held regarding issuing raffle prizes to improve resident voting and attendance at annual meeting

8:50 Steve Davies leaves

12. Williamson-Travis Counties MUD #1

- a. Reviewed WTC MUD #1 election results
- b. Discussion was held regarding lack of LLO representation at MUD #1 meetings
- c. Discussed possibility of Goodwin reviewing quality of Real Manage/MUD follow up on LLO board and homeowner concerns
- d. Summary of directives to MUD #1:
 - i. Board to send letter to the MUD to remove fines regarding resident parking violations

13. Real Manage

- a. Summary of directives to Real manage:
 - i. Board to contact Christy Hamann of Real Manage to review violations regarding member concerns/violations
 - ii. Board to issue directive to Real Manage to temporarily suspend parking enforcement between 10 pm and 7 am.
 - iii. Board will follow up with Real Manage regarding maintenance of bank-owned properties
 - iv. Board to forward violations to Real Manage for review and follow up of non-compliant roofs

14. Goodwin Management

- a. Reviewed association budget
- b. Goodwin tasked with ACC photo documentation project. Follow up with inspector to ensure easements included in all pictures.
- c. Conduct meeting minutes the last Wednesday of every odd month
- d. Goodwin to follow up with HOA lawyer to determine progress of non-compliant roofs and foreclosure proceedings
- e. Discussed possibility of Goodwin reviewing quality of Real Manage/MUD follow up on LLO board and homeowner concerns

15. Recap

- a. Noting the presence of a quorum meeting called to order 7:15 PM

- b. Robert Kenny motioned and Rae Anne Doerr seconded to issue a directive to Real Manage to temporarily suspend parking enforcement between 10 pm and 7 am. Motion carries.
- c. Rae Ann Doerr motions and Robert Kenny seconds to pay invoice for \$175 but \$750 invoice for past due amount needs to be researched further before payment is made. Motion carries unanimously.

16. Adjournment

- a. Being no further business to consider Rae Ann Doerr motioned and Robert Kenny seconded to adjourn meeting at 9:20 pm. Motion Carries. Meeting adjourned 9:20