

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

Wednesday, May 29th, 2013

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 8:05 PM
2. Roll Call – Present were Board Members: Rae Ann Doerr, Robert Kenny, and Steve Davies; Representing Goodwin Management: Celeste Schulz, Andrew Hopkins
3. Proof of Annual Meeting Notice reviewed by Celeste Schulz
4. Approval of 2012 Annual Meeting Minutes
 - a. Board reviews minutes
 - b. Robert Houge motions to approve minutes. Michael Wilson seconds motion. Motion Passes.
5. President's Report (given prior to meeting)
 - a. Start 7:15
 - b. Zoning - Discussed plans for neighboring properties
 - i. Lakeline Market
 1. Discussed HEB plus
 - ii. Apartments
 1. Discussed plans for apartments
 - iii. Storage facility
 1. Reviewed plan details, fence plan, elevation plans, and landscape plans
 2. Reviewed sidewalk plans to fit in with existing landscaping
 3. Reviewed plans to limit storage facility from neighborhood view
 4. Request change to entrances
 - a. Old Mill Road will be an exit not an emergency exit
 - b. Recommended changes for safety & convenience
 - c. Reviewed additional traffic to be generated by facility
 - i. Projections for 20 additional cars per day
 - d. Addressed home owner questions

- iv. Assisted living facility
 - 1. Breaking ground on construction has begun
 - 2. Facility to be a higher end care facility
 - 3. Buildings will be 1 story houses
 - 4. Addressed home owner questions
- v. Town Homes
 - 1. Reviewed site plan
 - 2. 91 units 2 stories 1800 square ft average size
- vi. Discussed concerns for increased traffic & parking along Old Mill Rd
- vii. Speaker: Jenny representative of Palm Partners
 - 1. Reviewed PUD (planned unit development)
- viii. Speaker: Clint Winn
 - 1. Addressed home owner questions

6. Treasurer's Report

- a. Celeste reviewed Goodwin responsibilities
- b. Reviewed HOA financials
 - i. Reviewed balance sheet
 - ii. Reviewed income statement
 - 1. Annual income \$52,154
 - 2. Annual expense \$41,942
 - 3. Net change +\$10,212
 - iii. Reviewed budget statement
 - iv. Addressed homeowner questions
 - 1. Reviewed delinquency rate
 - 2. Discussed cash reserves & lowering dues
 - a. No decision rendered

7. Committee Reports

- a. Handed out Committee Signup Sheets
 - i. Discussed need for volunteers
- b. Architectural
 - i. Discussed Architectural approval process
- c. Landscape
 - i. Discussed landscape concerns
- d. Newsletter
 - i. 10% rentals in neighborhood

- ii. Newsletter available at newsletter@lakelineoaks.com
 - e. Recreation
 - i. Pool Party info available on website <http://www.lakelineoaks.org/>
 - ii. Discussed need for volunteers
 - f. Website
 - i. Community announcements available on website <http://www.lakelineoaks.org/>
 - g. Welcoming
 - i. Nothing to discuss
- 8. Election of One (1) Director for a Three-year (3) Term
 - a. President opens floor to nominations
 - i. No nominations from floor
 - b. Bob Stevens
 - i. Gives introduction/nomination speech
 - c. Stephan Davies – Current Board member
 - i. Steps down from Board position
 - ii. Gives thank you speech
 - d. Bob Stevens – new board member by acclamation
- 9. New Business
 - a. Discussed upcoming MUD election
 - b. Discussed importance/Need for community representation at MUD
- 10. Member Communications/Concerns from floor
 - a. Discussed problems with solicitation in neighborhood
 - i. No solution determined
 - b. Discussed various safety concerns
 - c. Reviewed MUD Deed restriction enforcement
 - i. Discussed need for stricter enforcement
 - d. Reviewed with home owners how to contact Board with issues
- 11. Raffle held
 - a. Ipad Minnie give away - Delores Wheatley winner
 - b. Kindle fire give away - James Costabile winner
- 12. Adjournment:
 - a. Being no further business to consider Rae Ann Doerr motioned and Robert Kenny seconded to adjourn meeting at 9:05 pm. Motion Carries. Meeting adjourned 9:05.