

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

Wednesday, July 31<sup>st</sup>, 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 7:01 PM
2. Roll Call – Present were Board Members: Rae Ann Doerr, Robert Kenny, and Bob Stevens; Representing Goodwin Management: Celeste Schulz, Andrew Hopkins
  - a. Bob Stevens (new board member) introduces himself
3. Received Member Communications
  - a. Rae Ann Doerr – reviewed member communication and meeting policies
  - b. New homeowners ask about introductory information
    - i. Board to provide new homeowner packet
  - c. New homeowners ask about ACC process and fence requirements
    - i. Board reviews ACC process and how to submit an application
    - ii. Information available on website: <http://www.lakelineoaks.org/>
  - 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. Reviewed complaints about unkempt yards
  - b. Board to continue enforcement efforts to receive compliance
6. Notice of variance for non-compliant roofs/paint
  - a. Reviewed past and current enforcement efforts
  - b. Board to follow-up with lawyer for non-compliant properties
  - c. Board will review with RealManage to document and issue violation notices
7. Discussed Foreclosures in HOA
  - a. Adam Pugh – Collections attorney for the HOA – reviews collections process
  - b. Board reviews orders of sale
    - i. Robert Kenny motions to approve orders of sale. Bob Stevens seconds. Motion carries
  - c. Board reviews foreclosure notices



- i. Discussed options for August pool party
- d. Welcoming Committee
  - i. Rae Ann needs volunteers to help with welcome baskets
  - ii. Welcome baskets not to exceed \$30 in value
- e. Website Committee
  - i. No new items to report
- f. Newsletter
  - i. No new items to report

14. Williamson-Travis Counties MUD #1

- a. Reviewed importance of getting home owners involved in the voting process
- b. Board members to try and meet with MUD to discuss neighborhood issues, concerns, and representation

15. Real Manage

- a. Reviewed complaints concerning chickens in neighborhood
  - i. RealManage to continue issuing violations per MUD
- b. Reviewed complaints concerning daycare business being conducted out of home
  - i. RealManage to continue issuing violations per MUD
  - ii. Additional information needed
  - iii. Will review with attorney

16. Goodwin Management

- a. Discussed possibility of Goodwin Management taking over deed enforcement and inspection drives
  - i. Reviewed pricing options and inspection schedule
    - 1. No decision made

17. Recap

- a. Noting the presence of a quorum meeting called to order 7:01 PM
- b. Robert Kenny motions to approve orders of sale. Bob Stevens seconds. Motion carries
- c. Robert Kenny motions to approve foreclosure notices. Bob Stevens Seconds. Motion carries
- d. Robert Kenny motions to approve new collections process. Bob Stevens Seconds. Motion carries
- e. Board to replace Lyla Leichman as a voting member on ACC with James Costible
- f. Rae Ann motions to install oak wilt signs for not more than \$300. Robert Kenny seconds. Motion Carries

18. Adjournment

- a. Being no further business to consider Rae Ann Doerr motioned and Bob Stevens seconded to adjourn meeting at 9:35 pm. Motion Carries. Meeting adjourned 9:35