

Lakeline Oaks Homeowners Association
Minutes of Meeting of the Board of Directors
Wednesday, July 23rd, 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
7:05 PM

Roll Call: Rae Anne Doerr, Robert Kenny, and Bob Stevens present; Representing Goodwin Management Andrew Hopkins.

1. Receive Member Communications
 - Board members introduce themselves
 - Rae Anne reviews member communication policy
 - Due to large number of home owner concerns Board decides to move forward with the agenda and address homeowner concerns at the end.
2. Approvals by the board that occurred between meetings
 - Insurance renewed with current insurer -
 - Pool party approved additional \$200
3. Non-Compliant Roofs
 - Board reviewed pending issues
 - Board reported non-compliant roofs to MUD for follow up on inspections
 - Solar panels must receive ACC approval
 - Discussion was held regarding ACC and Solar panel policies
 - HOA has solar panel installation policies in place – see 2011 resolutions available on the community webpage
 - Solar panels must be approved through the ACC
 - Tabled for further discussion at next meeting
4. Foreclosures/Liens/Homes with Major HOA Payment Delinquencies
 - Discussion tabled for next meeting
5. HOA Party
 - Additional \$200 was approved for Pool Party Budget – see #2 above.
 - Further planning tabled for next meeting
6. Re-zoning
 - No new updates regarding zoning
 - Storage facility and Elder care facility still under construction
7. Maintenance Projects
 - Lighting Needs
 - Board reviewed LLO entrance sign and Little Elm lighting repairs
 - Landscaping concerns - HOA common areas
 - Home owners brought up concerns about common areas that needed additional attention
 - Areas in question belong to homeowners and were not deeded to the HOA
 - Board to review with MUD about mowing additional areas

- Home owners brought up concerns about xeriscaping options
 - Per Board: Xeriscaping is an option available to homeowners, but plans still need to be approved through the ACC process
 - Tabled for further discussion at next meeting
8. Homeowner Questions, Complaints, and Concerns
- Homeowner had concerns about dog(s) defecating in yards
 - Pet owners are responsible for their pets and proper cleanup
 - Homeowners brought up concerns about declining home values
 - Tabled for further discussion at next meeting
 - Homeowner question, “What is the ACC process, what is needed,”
 - Homeowners must complete ACC request form
 - Form available online <http://hoasites.goodwintx.com/llo/Home.aspx>
 - Architectural Committee reviews application and can request additional information, deny, or approve the application
 - ACC questions can be directed to Goodwin Management
 - Homeowner asked about HOA quorum requirements
 - 10% of home owners present or by proxy required for annual meeting
 - 67% of home owners present or by proxy required to change CCRs, Deed Restrictions
 - Homeowners brought up concerns about street maintenance
 - Streets are maintained by Williamson County
 - Homeowners brought up concerns about street parking
 - Discussion was held concerning street and overnight parking
 - Deed restrictions clearly prohibit overnight parking. MUD will continue to enforce per deed restrictions
 - Homeowners brought up concerns about arbitrary enforcement
 - MUD is responsible for deed restriction enforcement
 - MUD hired Real Manage to conduct enforcement inspections
 - Real Manage schedules inspection drives
 - Homeowners need to contact Real Manage concerning violation issues
 - Board continues to follow up with Real Manage to ensure proper enforcement
 - Homeowners concerned about lack of communication with Board
 - Board aware of email problems, working to address the issue
 - Board is reviewing available options to update/maintain community website
 - Goodwin website contains links to all association documents
 - <http://hoasites.goodwintx.com/llo/Home.aspx>
 - Homeowner question, “How do ACC voting members get chosen?”
 - Members appointed by HOA Board
 - Homeowner concerned about HOA Board not utilizing homeowner volunteers
 - Sign up list for volunteer positions available at every meeting
 - HOA Board to improve communications to ensure volunteers input is received
 - HOA Board to assign responsibilities to homeowner volunteers
 - Homeowner question, “How is the HOA structured?”

- Articles of incorporation and CCRs available on Goodwin's website for review.
 - <http://hoasites.goodwintx.com/llo/Home.aspx>
 - Documents outline roles and responsibilities of board and committee members

9. Committees

- Due to time constraints committee reports tabled for next meeting

10. Williamson-Travis Counties MUD #1

- MUD roles and responsibilities addressed during homeowner concerns – see #8 above

11. Real Manage

- Real Manage roles and responsibilities addressed during homeowner concerns – see #8 above

12. Goodwin Management

- Real Manage roles and responsibilities addressed during homeowner concerns – see #8 above

13. Adjournment

- There being no further business to conduct Bob Stevens motions to adjourn, Robert Kenny 2nds motion. Meeting Adjourned 8:55.