

Lakeline Oaks Homeowners Association  
Minutes of Meeting of the Board of Directors  
Wednesday, September 24th, 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  
7:02 PM

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

1. Receive Member Communications
  - Rae Anne reviews member communication policy
  - At homeowners request board proceeds to agenda item 8 first
2. Approvals by the board that occurred between meetings or still pending
  - No approvals occurred between meetings
  - No pending approvals
3. Non-compliant roofs
  - RealManage notified of non-compliant roofs
  - RealManage is handling enforcement efforts
4. Foreclosures/Liens/Homes with major payment delinquencies
  - 11 delinquent home owner accounts
  - \$5800.00 in total delinquency
5. HOA Party
  - No updates to party planning
6. Re-zoning
  - 10 acres residential development plans have changed
  - Site to be divide into 7 acres for condos/town homes and 3 acres for commercial
  - Board to request new site plans from builder/developer
7. Insurance
  - Philadelphia Insurance Umbrella Quote of \$1,000,000 limit with \$10,000 retention: \$500 premium
    - i. Board may not need Umbrella policy current insurance covers legal requirements
    - ii. Tabled for review prior to next renewal (March meeting)
8. Homeowner Complaints reviewed 1st
  - Declining Home Values
    - i. Appraisal values have increased
    - ii. Zillow, MLS show increases
    - iii. Neighborhood Improvements adding value to Lakeline Oaks homes
      1. Sprouts, HEB Plus, etc.
    - iv. Robert Kenny motions for board to hire a realtor to price out comps and provide accurate pricing information; Bob Stevens 2nds; Motion passes.
  - Communication
    - i. Improve Website

1. current homeowner volunteer does not have time to run/update HOA website
  2. New homeowner volunteers to take over responsibility for running/updating website
    - a. Update/Correct email address to ensure proper communication
    - b. Volunteers to set timeline for improvements by next meeting
    - c. Look into options for HOA Facebook page
    - d. Look into options for Nextdoor.com
  3. Board to look into costs of professional hosting
- Landscaping Maintenance on Shannon Meadow (near mailboxes and MUD wall)
    - i. Board to review plots to determine ownership/responsibility
    - ii. Robert motions to have Ecosystems address problem area pending determination of responsibility; Rae Ann 2nds; motion passes.
  - Code Enforcement
    - i. Homeowners concerned about consistency of enforcement
    - ii. Robert Kenny conformed MUD was doing inspections
    - iii. RealManage to provide Board with inspection reports
  - Home Owner concern about ACC
    - i. Documents provided to homeowners need updating

## 9. Committees

- Architectural Control Committee – Suggested Improvements
  - i. Approval for \$500 for colorist consultant to help ACC provide list of approved colors.
    1. Robert Kenny motions to approve; Bob Stevens 2nds; Motion passes
  - ii. Approval for ACC annual budget
    1. Tabled for committee meeting
  - iii. Solar Panel Installation
    1. HOA has solar panel installation policies in place – see 2011 resolutions available on the community webpage
    2. Homeowners still need ACC approval
  - iv. Xeriscaping
    1. Tabled for committee meeting
  - v. ACC process and review
    1. Tabled for committee meeting
    2. Robert Kenny motions to have attorney Adam Pugh investigate review process; Rae Ann Doerr 2nds; Motion passes
  - vi. Members feeling lack of contributions
    1. ACC to hold committee meeting to asses input from all members and set policies
    2. ACC/Board to review rotating terms of office
- Landscape Committee
  - i. No new updates
- Recreation Committee
  - i. No new updates

- Welcoming Committee
    - i. No new updates
  - Website Committee
    - i. New volunteer members to provide suggested improvements/timeline at next meeting
  - Newsletter Committee
    - i. Rae Ann Doerr to work on newsletter for December/January time frame
10. Williamson-Travis Counties MUD #1
- i. Robert Kenny to run for MUD board position
  - ii. Lakeline Oaks HOA needs representation at the MUD level
11. RealManage
- Handling deed restriction enforcement
  - Board to request violation reports to verify consistency of enforcement
12. Goodwin Management
- 2015 Budget Review and Approval
  - Bob Stevens motions to approve 2015 Budget; Rae Ann Doerr 2nds; 2015 Budget Approved
  - Goodwin to schedule meetings for the 2015 year for last Wednesday of every odd month
13. Adjournment
- There being no further business to conduct Rae Ann Doerr motions to adjourn; Bob Stevens 2nds motion; Meeting Adjourned 9:17