

Lakeline Oaks Homeowners Association

Board of Directors Meeting

Date: Wednesday, September 30, 2015

Place: Lakeline Oaks Park, 1000 Old Mill Rd, Cedar Park, TX 78613

Meeting Minutes

1. Call to Order

The meeting was called to order by Robert Kenny at 7:06pm. A board quorum was established by the board members in attendance: Robert Kenny and David Gotto. Property manager Andrew Hopkins was also in attendance.

2. Real Manage Presentation

Heather Hood presented the Real Manage presentation and answered questions from the members in attendance. If there are any MUD questions, members are encouraged to attend the MUD meetings on the second Wednesday of each month at 6:30pm.

3. Receive Member Communications

- a. Phillip Barnhart discussed the increase in water bills and the correlation to increased water pressure. David will find out from the MUD. Phillip also reported that a member is running a day care out of their home; David will send the address to Heather at Real Manage and have her follow up.
- b. Troy Wright informed the members in attendance about the lawsuit between the Gottos and the HOA. Troy is also interested in increasing the attendance requirement for board members.
- c. A member proposed the HOA refund the assets currently in the bank back to the members. The board will add the proposal to the next meeting's agenda.

4. Board/HOA events that occurred between board meetings:

- a. 8/6/2015 – Transferred new domains for LLO website
- b. 8/21/2015 – MUD approved to take over mowing of Shannon Meadow Trail
- c. 9/11/2015 – MUD verified they would take over mowing of Shannon Meadow Trail
- d. 9/17/2015 – MUD Board rescinded offer to begin mowing of Shannon Meadow Trail

5. Board approvals that occurred between board meetings:

- a. 8/18/2015 – Board moved to waive violation fines assessed by Real Manage
- b. 8/19/2015 – Board directed Goodwin to follow up with EcoSystems regarding weed control/improvements
- c. 8/21/2015 – MUD approved to take over mowing of Shannon Meadow Trail
- d. 8/27/2015 – Board motioned to adopt new generator policy
- e. 8/30/2015 – Board to take action on non-permitted sign
- f. 9/15/2015 – Board moved owners did not need to request permission for garage sales

6. Delinquencies

Andrew Hopkins presented the delinquency report.

7. Homeowner Complaints

There were no homeowner complaints presented at this time.

8. Deed Restrictions

The board discussed a new policy that requires for Real Manage to include a photograph with all violations issued.

9. Committees

- a. Architectural Control Committee – Two members said they haven't been receiving the ACC emails; Andy will revisit the members on the ACC distribution list.
- b. Website Committee – Mike McGuire and Phillip Barnhart presented an update on the new website.

10. Executive Session

- a. The meeting entered Executive Session at 10:04pm.
- b. The meeting exited Executive Session at 10:36pm.

11. Adjournment

Robert Kenny motioned to adjourn. David Gotto seconded the motion. There being no further business, the meeting adjourned at 10:36pm.

Action Items are below.

| Action Items | |
|---------------------|---|
| | Description |
| Andy | <ul style="list-style-type: none">• Email Heather to set up a training session on the RM portal• Find out how many email addresses Goodwin has on file for LLO and send to the board• Revisit the ACC distribution list• Set up a training session for the ACC and board members so they can learn how to use Smartwebs• Send the board listing of members on each committee• Ask the new lawyer about the legal ramifications of the website tech having access initially to personal homeowner info sent through the new LLO website |
| David | <ul style="list-style-type: none">• Follow up with the MUD re: increased water pressure• Send an update to the board about Shannon Meadow Trail• Send Heather the address of the day care property |
| Phil (website) | <ul style="list-style-type: none">• Send legal documents to Andy• Launch website this weekend |