

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

Wednesday, May 28th, 2014

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 8:01 PM
2. Roll Call – Present were Board Members: Rae Ann Doerr, Robert Kenny, and Bob Stevens; Representing Goodwin Management: Celeste Schulz, Andrew Hopkins, Aric Allen;
3. Proof of Annual Meeting Notice reviewed by Celeste Schulz
 - a. Meeting notice sent in compliance with HOA bylaws
4. Approval of 2013 Annual Meeting Minutes
 - a. Board reviews minutes
 - b. Minutes approved by home owners.
5. President's Report
 - a. Rae Ann gave updates concerning neighboring properties
 - i. Lakeline Market
 - ii. Storage Facility
 - iii. Assisted Living Facility
 - b. Rae Ann updated owners on some of the proposed traffic changes
6. Treasurer's Report
 - a. Celeste reviewed Goodwin responsibilities
 - b. Reviewed HOA financials
 - i. Reviewed balance sheet
 - ii. Reviewed income statement
 1. Annual income \$69,329
 2. Annual expense \$40,882
 3. Net change +\$28,447
 - iii. Reviewed budget statement
 - iv. Addressed homeowner questions
 1. Reviewed delinquency rate
 - a. Total Delinquency Dec 31, 2012 \$13,835.50
 - b. Total Delinquency Dec 31, 2013 \$5,640.00

c. Total Delinquency as of April 30 2014 \$4,919.00

7. Committee Reports

a. Handed out Committee Signup Sheets

- i. Discussed need for volunteers

b. Architectural

- i. Discussed Architectural approval process
- ii. Reviewed homeowner concerns about ACC Process and Solar Panels

- 1. Association has a solar panel policy in place ACC review/approval is still required for all solar panels

c. Landscape

- i. Discussed landscape concerns
 - 1. Homeowners brought up concerns about ownership and responsibility of certain areas throughout the neighborhood
 - 2. Board to review with landscapers and check ownership/responsibility

d. Newsletter

- i. Newsletter available at newsletter@lakelineoaks.com

e. Recreation

- i. Community Garage Sale will not be held this year due to lack of available volunteers
- ii. Pool Party – Scheduled for July 27th, 2014, 6:15 pm to 8:15 pm, at the Elizabeth Milburn Pool. Additional information to follow.
- iii. Discussed need for additional home owner volunteers
- iv. Andrew Hopkins took names for volunteers

f. Website

- i. Community announcements available on website <http://www.lakelineoaks.org/>
- ii. Discussed Homeowner concerns about keeping the website updated.
 - 1. Additional volunteers needed to help with the website
 - 2. Andrew Hopkins took names for volunteers

g. Welcoming

- i. Nothing to discuss

8. Election of One (1) Director for a Three-year (3) Term

- a. Robert Kenny's term expiring and is up for re-election
- b. President opens floor to nominations
- c. Robert Kenny elected for another term

9. New Business

- a. Adam Pugh, the Association Attorney, reviewed the collections/liens/foreclosure process
- b. Homeowner Michael McGuyer – Gave presentation on Nextdoor.com for use in Lakeline Oaks

10. Member Communications/Concerns from floor

- a. Reviewed further concerns with the ACC process, solar panels, and non-compliant roofs
 - i. Board reviewed ACC process again and referred owners to the webpage where all documents are available for review, download, and/or printing
 - ii. Homeowners can contact the board with questions/concerns
 - iii. <http://hoasites.goodwintx.com/llo/Home.aspx>
- b. Reviewed MUD Deed restriction enforcement
 - i. Homeowners confused by process and had concerns about who they needed to contact to resolve issues
 - 1. Real Manage handles violation inspections – homeowners need to contact Real Manage with questions
 - 2. If homeowners cannot resolve their question/issue with Real Manage contact the board for help.
- c. One homeowner brought up perceived decline in home values
 - i. Board to disagreed with homeowners assessment
 - ii. Board to have independent analysis by a realtor conducted.
- d. Discussed problems with solicitation in neighborhood
- e. Further reviewed with home owners how to contact Board with issues

11. Raffle Held

- a. \$500 Gift Card Drawing Held
 - i. One owner selected from proxies
 - ii. One owner selected from those in attendance

12. Adjournment:

- a. Being no further business to consider Rae Ann Doerr motioned and Robert Kenny seconded to adjourn meeting at 9:15 pm. Motion Carries. Meeting adjourned 9:15.