

Lakeline Oaks Homeowners Association
Minutes of Meeting of the Board of Directors
Wednesday, November 26th, 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 7:08 PM

Roll Call: President Rae Anne Doerr, Vice President Robert Kenny, and Secretary Bob Stevens.

Representing Goodwin Management: Johnathon Morales.

Home Owners Present: Pamela Weems – 1202 Brighton Bend Lane

1. Receive Member Communications
 - Rae Anne reviews member communication policy
 - Board offered to hear from attending home owners first before proceeding with agenda items.
 - Pamela Weems, Owner of 1202 Brighton Bend Lane, inquired about the location of the Lakeline Oaks Governing documents regarding front yard property modification guidelines. Pamela Weems would like to install a flagstone walkway addition to her front porch, Board advised Pamela to submit the required ACC Application for review. Board to provide correct ACC Application to Pamela email address.
 - Pamela Weems also references neighbors A/C unit is outdated and quite loud. Board advises Pamela that a notice will be sent out to the corresponding owner regarding this matter.
2. Approvals by the board that occurred between meetings or still pending
 - No approvals occurred between meetings
 - No pending approvals
3. Non-compliant roofs
 - Rae Anne to notify RealManage of non-compliant roofs
4. Foreclosures/Liens/Homes with major payment delinquencies
 - Current information was not provided, will discuss progress at next Board Meeting.
 - Board states majority of Homeowners are on-time with payments, delinquencies are decreasing.
5. HOA Party
 - Party planning has been deferred at this time.
6. Re-zoning
 - Rae Anne to send follow-up email requesting new site plans from builder/developer
7. Homeowner Complaints
 - Declining Home Values
 - i. Bob Stevens initiated conversation with Realtor, Ryland Masterson, to provide spreadsheet regarding property values and sales of homes from Lakeline Oaks comparing to surrounding neighborhoods. Per Ryland, sales of homes in Lakeline Oaks are steadily going up.
 - ii. Bob will forward all correspondence to property manager Celeste Schulz and Board. Rae Anne requested multiple documents from different sources for comparison
 - iii. Formal documents will be provided to residents after finalization.
 - Communication
 - i. Improving HOA Website – Rae Anne sent email to Don, Jeff Doerr, and McGuvyer regarding website enhancements, awaiting response.
 - ii. Board/ACC has different address format, Board would like to match others
 - Landscaping maintenance esp. on Shannon Meadow
 - i. After further review, Rae Anne will have Ecosystems extend landscape maintenance to the area in question if needed.
 - Code Enforcement
 - i. Bob Stevens has not received monthly report from RealManage.
8. Committees

- Architectural Control Committee
 - i. Approval for \$500 for colorist consultation
 - 1. Board previously approved funds for colorist consultation, ACC has not hired anyone yet.
 - ii. Approval for ACC annual budget for this and future consultations
 - 1. Board has determined at this time there is no need to establish budget, Board to determine on an “as-needed” basis. Bob Stevens will consult with ACC to determine if ACC needs budget established, how much, and why.
 - iii. Solar Panel Installation
 - 1. No applications have been submitted, Bob Stevens established requirement to submit an estimate from Solar Panel Company to ACC prior to installation.
 - iv. Xeriscaping
 - 1. Nothing has been adopted yet as far as Rules and Regulations regarding Xeriscaping.
 - v. ACC process and review
 - 1. Per Board, the ACC response time limit has previously been up to or exceeding the response time limit. Board would like the ability to approve ACC applications.
 - 2. Bob Stevens motions to for the Lakeline Oaks Board Members to approve ACC Applications, with a 2/3 vote, if the ACC Committee does not provide a response to residents applications within (3) days of the response time limit. Robert Kenny seconds the motion, motion passes unanimously.
 - 3. Rae Anne will reach out to Celeste Schulz to implement ability to give approval via ARC system.
 - vi. Members feeling lack of contributions
 - 1. Bob Stevens advised he has recently addressed with ACC Committee.
 - Landscape Committee
 - i. MUD will be provided funds for Christmas lighting. Rae Anne has submitted requested amounts to MUD for review.
 - ii. Robert Kenny requested Rae Anne to discuss the MUD “Beautification Fund” for future use at Lakeline Oaks Association.
 - Recreation Committee
 - i. No new updates
 - Welcoming Committee
 - i. Holding off until all Emails are finalized
 - Website Committee
 - i. Transferred responsibility.
 - Newsletter Committee
 - i. Rae Ann Doerr to work on newsletter for mid-Spring time frame. Will discuss at next meeting.
9. Williamson-Travis Counties MUD #1
- i. Vice President, Robert Kenny did not win a seat for MUD #1.
10. RealManage
- Board has not received previous monthly violation reports from RealManage, Rae Anne to send follow-up email.
11. Goodwin Management
- Bob Stevens would like to discuss seasonal/other flags options allowed in Lakeline Oaks community at next meeting.
12. Adjournment
- There being no further business to conduct Rae Ann Doerr motions to adjourn; Bob Stevens 2nds motion; Meeting Adjourned 8:36pm.