

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

Wednesday, February 6th, 2013

Meeting Location: Building at Lakeline Oaks Park, 1000 Old Mill Rd, Cedar Park, TX 78613

1. Call meeting to order – Meeting called to order by Board President Rae Ann Doerr at 7:00pm.
2. Roll call – Present were Rae Ann Doerr and Robert Kenny. Noting presence of a quorum at 7:04pm
3. Received Member Communications
 - a. Rae Ann Doerr – reviewed member communications and meeting policies
 - b. No members in attendance
4. Reviewed minutes from November 28th, 2012. Robert Kenny motions to approve. Rae Ann Doerr seconds the motion. Motion carries.
5. Storage POD approval
 - a. Discussed approving PODs based on a timeline that homeowners must submit for. Possible for PODs to be automatically approved for 7 days from the time they arrive to the home owners property without submitting for approval. Discussion will carry into next meeting.
 - b. Two homeowners were approved for timelines they submitter for:
 - i. 1310 Brighton Bend
 - ii. 911 Shannon Meadow
6. Maintenance of Bank Owned Properties. Rae Ann Doer to follow up with Real Manage.
7. Notice of Variance for Non-compliant Roofs
 - a. Board discussed possibility of requiring non-compliant roofs, to include color of roof, to be changed to a complaint roof next time they are replaced to avoid forcing home owner to replace roof immediately. Suggestion was made to make a note in the resale certificate that the roof must be changed to complaint state.
 - b. Two homes were addressed:
 - i. 2002 Lakeline Oaks Dr – ACC approval is required for new roof.
 - ii. 2014 Lakeline Oaks Dr – Resale certificate needs to state that house must be repainted before sale occurs.

8. Foreclosures/Delinquencies

- a. Discussed a number of specific delinquent accounts and foreclosed homes.
- b. Board decides to move forward with judgements against three home owners with large delinquencies.

9. HOA Party

- a. Board decides to bring up recommendations at next meeting
- b. October time frame was discussed to avoid summer conflicts, school starting, and holidays.

10. Re-zoning

- a. Discussed zoning changes proposed at front of property at Lakeline Blvd and Old Mill Road. Recent boundary change between Senior Living, Storage facility, and Retail property lines.
- b. Residential renderings were discussed. Developer proposed: 2 story, 3 side brick, 1800 sqft avg, appx 80 units, \$175/mo COA fees, no gates. Entry and exit points were discussed. Rae Ann wants developer to make only one entrance. Board agrees to ask developer about restricting number of rental units/investment units within the development.

11. Annual HOA Meeting in May

- a. Scheduled for last Wednesday of the month.
- b. Discussed annual pool party.
- c. Robert Kenny to get gift cards to give away. Rae Ann Doerr to organize pizza and drinks.
- d. Prizes for attendance/quorum for annual meeting were suggested. 2 prizes will be offered: 1 for proxy and 1 for attendees. Prize suggested were Ipad, Kindle, and Galaxy notebooks.
- e. Steve Davies Board Seat up for election.

12. Capital Projects

- a. Discussion included:
 - i. Battery powered wreaths as holiday décor
 - ii. Light/lamp posts, stone monuments, and markers refurbished.
 - iii. Ask Celeste for recommendations.

13. Committees

- a. Architectural Committee
 - i. 2 CDs were received from Goodwin Management but not yet reviewed.
- b. Landscaping Committee
 - i. Garland around neighborhood signs.
- c. Recreation Committee
 - i. Pool party to be scheduled and organized.
 - ii. Fall party to be scheduled and organized.
- d. Welcome Committee – no business to discuss
- e. Website Committee – no business to discuss
- f. Newsletter Committee
 - i. Options for content discussed but not confirmed
 - ii. Frequency of newsletter discussed and will address at next meeting as well.

14. Willamson-Travis Counties MUD #1

- a. Some MUD Board members made comments that aggravated Lakeline Oaks home owners.
- b. Suggestion was made that board seeks approval to have a member of the board or committee attend MUD meetings on a rotating basis.
- c. Board wants to seed interest from home owners and encourage them to run for MUD Board/Representation seats.

15. Real Manage

- a. Discussion held to review performance and possible replacement.
- b. Board wants to have a way to track complaints/violations with consistency. Real Manage is not doing that properly.

16. Goodwin Management

- a. Goodwin submitted ACC photo documentation and board still needs to review it.
- b. Goodwin tasked with taking meeting minutes on the last Wednesday of every odd month.
- c. Discuss with Celeste the possibility of Goodwin doing inspections. If not, is there a way to do the violation inspections along side of Real Manage to ensure it is done correctly?

17. Miscellaneous

- a. Robert Kenny requests that previous meeting minutes be sent to all board members before next meeting for approval.
- b. Follow up with Goodwin about proposal to MUD for management.
- c. Robert Kenny wants to know a timeline for when to expect a response from Goodwin when email requests are sent. He sent an email 2 weeks ago that still has not been responded to.

18. Adjournment

- a. Being no further business to consider Rae Ann Doerr motioned to adjourn meeting at 8:40pm. Robert Kenny seconds the motion. Motion carries. Meeting adjourned 8:40pm.