

HOA SOUTHERN WOODS, INC.

www.hoasw.com

Annual Members Meeting

March 6, 2012

Good Shepherd Lutheran Church

Buda

Minutes

Directors Present: Doug Dear, Clark Miller, Pat Wentworth, Richard Garrett,
Paul Kaskie and Jim Feddeler.

Members Present: All members present signed an attendance sheet, which is attached to these minutes as part of the record.

Proxies: By James Tamsitt, which is attached to these minutes as part of the record.

There being members present representing 20 votes, it was determined that a quorum was present; the meeting was called to order at 7:05 pm by the President, Clark Miller, who then accepted the proxy of James Tamsitt, as presented.

1. Clark Miller asked each Board member and general members present to introduce themselves and say which lot or lots they owned. Members were invited to help themselves to the refreshments provided.
2. Clark Miller stated that the minutes of the 2010 Annual Members Meeting have been posted on line for most of the past year and available for public review, he then made a **motion** to “Accept the minutes of the 2010 Annual Members Meeting, as currently posted on the Associations’ web site”. Pat Wentworth seconded the motion and it was approved unanimously.
3. Pat Wentworth (Treasurer) presented the Association’s Balance Sheet as of March 5, 2012 to the members present; a copy of the balance sheet is attached to these minutes as part of the record.
4. Clark summarized the activities with the gate this year, noting that the gate is getting older and needs regular maintenance, possibly including some rewiring the year. There was also a discussion about updating the lock with a Knox Key that allows the fire department access and there was general agreement that this would be a good idea.

5. Clark reported on the front entrance. The grass is generally kept cut, however as a result of the cutting the flood lights have been damaged and are in need of repair. The sprinkler system has been repaired and is working.
6. Clark reported on the maintenance of the subdivision roads. The Board intends to continue with of program of trimming back the weeds along the edges of the roads and also patching with KoldFlow, however these jobs are been done for the past several years by Grayson & Forrest Miller who have decided that they will not work on the roads again. The membership was asked to let the Board know if anyone in the subdivision wanted to do the work, and it was decided to place the job notice on the HOA web site.

The Board was asked if there was any intention to reseal / resurface all of the roads at one time. Doug Dear responded that that would be a very expensive project and that while it may be something that would need to be done in the future there was no immediate intention to do so; at the moment the Assoc. needs to build up its savings account.

7. Clark reported that he has been harassed by several different dogs in the sub division both while running and bicycling and he made an appeal to all of the members to keep their animals confined to their own lots, pointing out that it is also against the covenants to allow dogs to roam off the owners property.
8. Doug Dear, who lives on an outside lot on 1626, regularly reports to the Board on the progress of the FM 1626 improvements and he gave the following report to the membership. The outer lots, along 1626, are in various stages of acquisition by the County and that the county representative for the acquisition is Lori Bible. The Southern Woods subdivision entrance will not be changed as a result of the 1626 construction, and we should be able to keep our landscaping, however the road will come to within about 30 feet of the rock walls which is a lot closer than it currently is. FM 1626 will have 5 total lanes (2 in each direction plus a center turn lane) together with large shoulders on each side. The E. side of 1626 will be curb and gutter construction and the W. side will have a sidewalk. There will not be a traffic light at the Southern Woods front entrance however the finished road will be about 1.7 feet higher than the current road at our entrance. In regard to construction schedule, the total construction time is estimated to be about 2 years; however the first phase of construction, which deals with the upgrade of bridges and culverts, will not affect traffic too much.

Hays County will need to acquire a small amount of West Way, at the front entranc, and has valued that space at about \$1,000. The County has informally asked the HOA to “donate” that part of their road. There was general comment from the Board members and the general members present that the subdivision should not “donate” the part of West Way that the County needs. Clark Miller noted that, if retained as President of the Board in 2012, he will take over the formal negotiations with the County and will aim to gain some benefit, possibly an “in kind” benefit, for the subdivision in exchange for the road.

9. There then followed a discussion about the increasing importance of our gate as the future road works along 1626 may well cause more people to try to cut through Southern Woods. Mr. John Judd, who owns lots 17 & 18 next to the back gate, noted that he has recently had a lot of people turning around in his drive way once they find that they can't get out through the gate, and often people with larger vehicles damage his bar ditch if its muddy. Doug Dear noted that the recent increase in nonresidents in the subdivision may well be due to the fact that lot # 40 (near the gate) is for sale. Richard Garret noted that he has been informed by the Sherriff's department that since the public does have access to our roads, we have a liability towards them, even though the property is private. This comment prompted a discussion about the reasonableness of installing a gate at the main entrance. It was noted that this subject has been discussed and voted on before by the board and the general membership.
10. Clark reported that while we did not organize a subdivision cook out this year, the Board would like to host one in 2012 for "Neighborhood Night Out" in October and would like someone to volunteer to organize it. Also the Board will encourage Mahlin to organize another subdivision wide garage sale. Clark also noted that the Hays County has a program that allows you to take them your difficult to dispose of waste such as household chemicals and paint.
11. Mahlin Musgrove proposed a subdivision wide garage sale event in which each home owner, who wished to participate, would hold their own garage sale, but all on the same agreed date. The Board would assist by coordinating and publicizing the event. The hope is that having a large well publicized event would help bring buyers into the subdivision for the sales. Anyone with any ideas about this event is encouraged to contact Mahlin or any other member of the Board.
12. Clark and Mahlin made an announcement to the membership that hazardous waste disposal is now provided by Hays County, on a regular basis, in San Marcos. Details of the times and place can be found on the Hays County Government website, in the recycling and solid waste disposal section.
13. The final agenda item was the election of the 2012 – 2013 Board of Directors. It was explained that all 7 current members of the Board had indicated that they would like to sit on the next Board and that no other person in the subdivision had contacted the Board or the Secretary to put their name on the ballot. Juliette Miller, Secretary, explained that ballots had been prepared with the names of all 7 current Board members and they were available for distribution to all members of the Assoc. who were present; however, if the members preferred to re-elect the current Board by a show of hands they could do so since there were no alternative candidates. After a short discussion all members present agreed to reelect the Board by a show hands. The Board was then reelected by a unanimous show of hands in their favor. The new / reelected 2012 – 2012 Board of Directors is therefor, Doug Dear, James Feddeler, Richard Garrett, Paul Kaskie, Clark Miller, Mahlin Musgrove and Pat Wentworth.

14. Clark Miller made a **motion** that “the next annual meeting of the membership of the Association will be held on the 3rd Tuesday in February 2013 which is February 19th”. The motion was seconded by Doug Dear was approved unanimously.
15. Pat Wentworth made a motion “to adjourn” at 8:05 pm which was seconded by Clark Miller and approved unanimously. Clark Miller then requested that all the members of the new Board of Directors meet briefly, after the adjournment, in order to approve the officers of the new Board and to approve the date of the next Board meeting.

Respectfully,
Juliette Miller
Secretary

Home Owners Association of Southern Woods

Balance Sheet

As of March 5, 2012

	<u>Mar 5, 12</u>	
ASSETS		
Current Assets		
Checking/Savings		
Checking - Bank Of America	6,571.97	
Savings - Bank Of America	12,953.86	
Total Checking/Savings	<u>19,525.83</u>	✱
Accounts Receivable		
Accounts Receivable	3,465.00	
Total Accounts Receivable	<u>3,465.00</u>	
Other Current Assets		
Undeposited Funds	2,555.00	
Total Other Current Assets	<u>2,555.00</u>	
Total Current Assets	<u>25,545.83</u>	
TOTAL ASSETS	<u><u>25,545.83</u></u>	
LIABILITIES & EQUITY		
Equity		
Retained Earnings	18,583.70	
Net Income	6,962.13	
Total Equity	<u>25,545.83</u>	
TOTAL LIABILITIES & EQUITY	<u><u>25,545.83</u></u>	

**HOA Southern Woods
Annual Members Meeting
March 6, 2012**

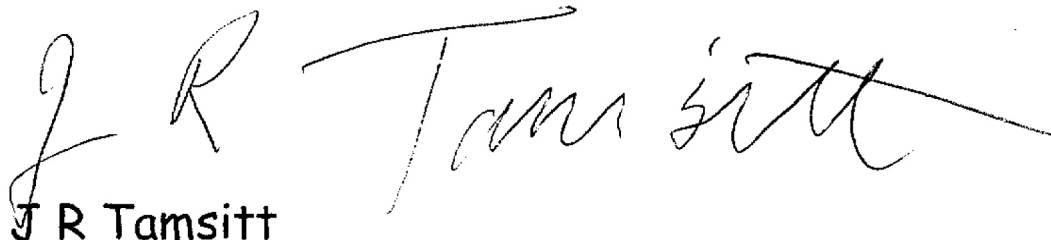
Sign In Sheet

LOT #	MEMBER NAME	ARE YOU PAYING YOUR DUES TONIGHT
31	Juliette & Clark Miller	
1,2+3	Dana Dear	
22	Eddie Odell	yes
6,7,28	JIM FEDDLER	
38	Alice Blucher	yes
23	Paul Kaskiel	
17+18	John Judd	
32	Robert Ciesinger	
14	Miller Malinowski	yes
15	Clay Huchaby	
37	Rachael Martinez	yes
33	Jim Weatherford	yes
25	Ken Lowmyer	
36	Richard Garrett	
27	Pat Wentworth	
20 lots	present in person	
	+ 1 lot (Transitt # 9) By Proxy	

Southern Woods HOA
1000 Southern Drive
Buda TX 78610
February 21, 2012

To whom it may concern:

I authorize **Clark Miller** of the above address to act on my behalf during the HOA Southern Woods, Inc., annual membership meeting on March 6, 2012, regarding any issues, appointments, or other items discussed in the meeting that require a vote.

A handwritten signature in black ink that reads "J R Tamsitt". The signature is written in a cursive style with a long horizontal stroke at the end.

J R Tamsitt
101 West Way Dr.
Buda TX 78610

JRT/s