

HOA SOUTHERN WOODS, INC.

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Annual Members Meeting

March 26, 2013

Good Shepherd Lutheran Church

Buda

Minutes

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

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

There being members present representing 19 votes, it was determined that a quorum was present; the meeting was called to order at 7:00 pm by the President, Clark Miller.

1. Clark Miller introduced each Board member and who sat on the committees.
2. Clark Miller stated that the minutes of the 2012 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 2012 Annual Members Meeting, as currently posted on the Associations’ web site”. Richard Garrett seconded the motion and it was approved unanimously.
3. Pat Wentworth (Treasurer) presented the Association’s Balance Sheet as of March 25, 2013 to the members present; a copy of the balance sheet is attached to these minutes as part of the record. Pat noted that we did not spend everything that we had budgeted for in regard to maintenance and repairs so our bank balance is high for that reason.
4. Clark summarized the activities with the gate this year, noting that we had 2 problems occur. The first was that the controller card was no longer working and it had to be replaced – this was an expensive repair. The second event was that the interior wiring for the gate broke. This has been temporarily repaired but it needs to be fixed permanently to avoid future problems.
5. Clark reported on the maintenance of the subdivision roads. The Board intended to do some substantial repairs last year however there have been problems getting reasonable

quotes from contractors. Several areas have been identified as in urgent need of repair and the Board has approved \$11,000 for those repairs.

Clark explained that the Board intends to continue with the sealing of the road cracks; he also outlined the problems of the disintegration of the road in the cul-de-sac due to buses turning around there. There followed a discussion among the members and the Board about possible long term road improvements

6. Pat Wentworth reported on the Architectural Control Committee. The Assoc. has a new member, William Boldt, a home builder, who has purchased lot # 22 and intends to build his own home there as soon as possible.
7. 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 a report on the general status of the right of way purchases along 1626 by Hays County. The current schedule as provided by the county is that the new east side lanes of FM 1626 will be paved by mid-summer then the current road will be demolished in order to construct the middle turn lane. Finally the west or south bound lanes will be constructed. There will eventually be sidewalks on the east side of FM 1626 from FM 967 to the entrance to Southern Woods at West Way. There will also be a bike lane on the west side.

Clark Miller reported to the members regarding Hays County's purchase of Right of Way from the Home Owners Assoc. at the subdivisions main entrance onto FM 1626. Negotiations regarding ROW purchase began in June 2012 and concluded very recently. The Home Owners Assoc. has been paid \$10,750 for its ROW together with the lights and sprinkler system that will be destroyed during the construction.

8. Clark reported that the Board would like to host a "Neighborhood Night Out" in October and would like someone to volunteer to organize it. Rachael Martinez and Ken Jowers agreed to be the committee to organize this event.
9. Under "New Business" Debbie Wetherford expressed her concern about coyotes in the subdivision as she has seen them on her property. There followed a discussion about the discharge of fire arms in the subdivision – and it was noted that it is against the law to discharge a fire arm in a residential neighborhood in Hays County.

Ms. Blucher asked is anyone other than her was being asked to provide water readings on their well. No one else had but Clark Miller agreed to look into this with the Barton Springs / Edwards Aquifer Conservation District.

10. The final agenda item was the election of the 7 member 2013 – 2014 Board of Directors. The prepared ballots included the names of all 7 current directors plus John Judd (lot#s

17 & 18) who had submitted his name to be placed on the ballot in advance of the meeting. Jim Feddeler decided to withdraw his name from the ballot. Since that left only 7 names on the ballot to be elected to 7 Board positions Clark Miller made a motion to the meeting that the names on the ballot be elected by a show of hands and not by actual ballot. The motion by seconded by Robert Garrett and passed unanimously by all members present. The Board was then elected by a unanimous show of hands in their favor. The new 2013 – 2014 Board of Directors is therefor, Doug Dear, Richard Garrett, Paul Kaskie, Clark Miller, Mahlin Musgrove, Pat Wentworth and John Judd.

11. 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 2014 which is February 18th”. The motion was seconded by Doug Dear was approved unanimously.
12. Pat Wentworth made a motion “to adjourn” at 8:10 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.

Respectfully,
Juliette Miller
Secretary

Home Owners Association of Southern Woods
Balance Sheet
As of March 25, 2013

	<u>Mar 25, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Bank Of America	11,385.04
Savings - Bank Of America	12,961.39
Total Checking/Savings	<u>24,346.43</u>
Accounts Receivable	
Accounts Receivable	3,240.00
Total Accounts Receivable	<u>3,240.00</u>
Other Current Assets	
Undeposited Funds	945.00
Total Other Current Assets	<u>945.00</u>
Total Current Assets	<u>28,531.43</u>
TOTAL ASSETS	<u><u>28,531.43</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,513.71
Net Income	6,017.72
Total Equity	<u>28,531.43</u>
TOTAL LIABILITIES & EQUITY	<u><u>28,531.43</u></u>

