

# HOA SOUTHERN WOODS, INC.

www.hoasw.com

## Annual Members Meeting

April 8, 2014

Good Shepherd Lutheran Church

Buda

## Minutes

Directors Present: Doug Dear, Clark Miller, Pat Wentworth,  
Richard Garrett, John Judd

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 17 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. All also members present introduced themselves.
2. A). Clark Miller stated that the minutes of the 2013 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 2013 Annual Members Meeting, as currently posted on the Associations’ web site”. Richard Garrett seconded the motion and it was approved unanimously.  
  
B). 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 a substantial amount of our annual expenditures are on road maintenance because the HOA actually owns both Southern Drive & West Way
3. A). Clark summarized the activities with the gate this year, noting that we had a couple of incidents of vandalism where the gate had intentionally been taken off its tracks. The gate’s remote control interface card also had to be replaced. Clark acknowledged that the gate does have problems when it rains, because the moisture on the reflector stops the gate from closing. The gate code will be changed soon and all members in good standing will receive notice of the code change by e-mail.

B). Clark reported that the prolonged drought continues to adversely affect the roads and is the reason that the HOA conducts regular maintenance with cold patch and also had to complete some large repairs due to subsidence. The trimming and weed control of the edges of the road is an annual maintenance event. Clark also explained that the cul-de-sac at the north end of Southern Drive was originally constructed with too small of a radius to allow school buses and other large vehicles to easily turn around there. As a result the vehicles have broken down the edges of the road. The HOA is obtaining bids to see what it would cost to extend and stabilize the edges of the cul-de-sac.

Clark also noted that some of the funds received from Hays County when the HOA was required to sell some of its land at the 1626 entrance, were used to pay for the recent substantial road repairs. The construction at the 1626 entrance has made a mess of the property however the roadway will all be repaired by Hays County when the 1626 construction is completed. The damage from the construction to our marquee area sprinkler system and plantings will be repaired and paid for by the HOA as soon as the 1626 improvements right outside the subdivision entrance are completed.

C). The Architectural Control Committee has responded to a couple of questions from various lot owners regarding improvements that they would like to make on their property and currently has 2 active projects. The procedure for seeking approval for lot improvements is posted on the HOA web site.

4. 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, together with Richard Garrett gave a report on the general status of the construction along 1626.

Local Fire Chief, Clay Huckaby (owner of lot # 15) noted that the average EMS / fire response time is 5 mins 20 sec.

5. Clark reported that the 2013 "Neighborhood Night Out" picnic was a great success with a good turnout. The Board would like to host another neighborhood get together this spring, before it gets too hot – however they are in need of a volunteer to coordinate it.
6. The final agenda item was the election of the 7 member 2014 – 2015 Board of Directors. Current Directors John Judd and Clark Miller announced that they would not be standing for election this time. Therefore the prepared ballots included the names of the 5 current directors who had previously indicated that they wanted to run for the 2014 Board plus both Charlie Koehn and Troy Gallaway who had also previously requested that their names be placed on the ballot. No other person requested their name be placed on the ballot. Since there were 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 was 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 2014 – 2015 Board of Directors is therefore, Doug Dear, Richard Garrett, Paul Kaskie, Charlie Koehn, Mahlin Musgrove, Pat Wentworth and Troy Gallaway.

7. 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 April 8, 2014**

	<u>Apr 8, 14</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking - Bank Of America	4,023.90
Savings - Bank Of America	<u>23,720.94</u>
<b>Total Checking/Savings</b>	27,744.84
<b>Accounts Receivable</b>	
Accounts Receivable	<u>4,040.00</u>
<b>Total Accounts Receivable</b>	4,040.00
<b>Other Current Assets</b>	
Undeposited Funds	<u>450.00</u>
<b>Total Other Current Assets</b>	<u>450.00</u>
<b>Total Current Assets</b>	<u>32,234.84</u>
<b>TOTAL ASSETS</b>	<u><u>32,234.84</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	25,248.74
Net Income	<u>6,986.10</u>
<b>Total Equity</b>	<u>32,234.84</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>32,234.84</u></u>

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**Sign In Sheet**

LOT #	MEMBER NAME	ARE YOU PAYING YOUR DUES TONIGHT
30	Charlie Koehn	N Pd.
9	Michael & Ann McKie	<del>N</del> Pd.
33	Jim/Debbie Weatherford	Y
85	Ken/Heather James	no Pd.
36	Troy Ballaway	Yes
1	DAUG DEAR	paid
2	" "	"
3	" "	"
32	Cindy + Robert + Cleverger	paid
15	Clay Huckaby + Angie Huckaby	PAID
31	Juliette + Clark Miller	
	Pat Wentworth	
37	Rachael Martinez	
	John Judd.	
	Richard Garrett.	
	Jowers	
28	Jansen	
<u><u>7 Lots.</u></u>		