

HOA SOUTHERN WOODS, INC.

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Board of Directors Meeting

April 25, 2016

Buda, Library

Members Present: Doug Dear, Paul Kaskie, Mahlin Musgrove, Pat Wentworth

A quorum being present, the President called the meeting to order at 6:50 pm and moved to the items on the meeting agenda.

1. The Board reviewed and approved Richard Garrett's request to give Doug Dear his proxy for this BOD meeting.
2. The Board set the annual general HOA meeting for May 3, 2016 6:45 pm at Good Shepherd Ministries. The Board agreed that Doug Dear would send out the email to all of the HOA members to notify them of the upcoming meeting. The Board agreed to donate \$100.00 to Good Shepherd Ministries in appreciation for continued use of its facilities.
3. The Board reviewed the current year budget. Mahlin verified that he has paid the insurance, electricity and all bills and that the HOA is up to date on these payments. The Board discussed raising the HOA dues to \$60 per quarter. The Board tabled the discussion until the next BOD meeting.
4. The Board reviewed dues and verified that most HOA members are current or close to current on their dues. The Board unanimously agreed that the HOA should send a "Demand Letter" to Donovan Ludwig, Brian Vickery and Liz Vickery for outstanding dues plus 18% interest monthly.
5. The Board unanimously agreed to have Pat Wentworth spread the needed herbicide on the roads and get reimbursement.
6. The Board discussed the gate staying open after it rains. The Board unanimously agreed that the HOA should purchase new shields for sensors.
7. The Architectural Control Committee members present unanimously agreed that Joel Villafranca needs to be contacted about installing a concrete apron with 18" pipe.
8. The Board discussed the non-compliance complaint of the RV on Bruce Ledbetter's property, Lot 26.
9. The Board unanimously agreed to pay the webmaster to add a tab on the HOA website for Deed Restrictions.
10. The Board verified that National Neighborhood Night Out will be in October and organized by Richard Garrett.
11. The Board discussed ballots for the new Board. The Board unanimously agreed for Mahlin Musgrove to stay on the Board.
12. The Board unanimously agreed that the next BOD meeting will be on May 3, 2016 6:15 pm just before the general HOA Meeting.
13. The Board adjourned at 8:00 pm.