

# HOA SOUTHERN WOODS, INC.

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## Board of Directors Minutes

April 5, 2011

1000 Southern Drive, Buda  
Buda

Members Present: Doug Dear, Clark Miller, Pat Wentworth, Richard Garrett,  
Mahlin Musgrove and James Feddeler

Present by Proxy: Paul Kaskie by proxy given to Richard Garrett.

Others Present Juliette Miller, as Secretary to the Board

A Quorum of members being present, the President called the meeting to order at 6:30 pm and moved to the items on the meeting agenda.

1. Richard Garrett presented his proxy from Paul Kaskie to the Board. The Proxy was accepted and is incorporated into the record of the meeting.
2. Pat Wentworth is continuing to work with the HOA attorney regarding collection of membership dues owed on lots 8, 13 & 20. The only other lot that has not made any 2011 dues payment is lot 39 and Clark Miller agreed to speak to the owners to resolve the issue.
3. Richard Garrett made a **motion** “to move \$2,000 from the HOA checking account to the HOA road fund account, as provided in the 2011 budget”. The motion was seconded by Clark Miller and was approved unanimously.
4. The Board reviewed a report from the Secretary regarding the cost of maintaining the HOA road savings account which stated that the increased fees now charged by UBS exceed the interest revenue from the account and that it would be cheaper to move the account to another bank with lower fees. After discussion of the matter Clark Miller made a **motion** that:

“The Treasurer shall open a savings account for the HOA with Bank of America and shall then move all of the HOA’s road savings money from UBS to the Bank of America Savings account and then close the UBS account. Further, that the officers who shall have signature authority on the new road savings account shall be Pat Wentworth as Treasurer, Mahlin Musgrove as Vice president and Juliette Miller as Secretary. The Board also agreed that the signature authority on the HOA’s current checking account at Bank of America, which account number ends in ...7023, shall be changed as follows: Jim

Weatherford shall be removed from signature authority on the account and Mahlin Musgrove and Juliette Miller shall be added as signature authority on the account”.

The motion was seconded by Richard Garrett and was approved unanimously.

5. The Board discussed the regular maintenance of the roads, as per the budget, and agreed to ask Grayson Miller and Forrest Miller to continue filling the road cracks, and weed killing and trimming of the edges.
6. James Feddeler agreed to organize the planting of colorful native plants at the front entrance; he will buy the plants and other supplies (per the budget) and then contact the membership for assistance in the actual planting.
7. Clark Miller agreed to contact Mr. Brian Vickery regarding the missing sign from Southern Dr.
8. Mahlin Musgrove reported that the structure for his trailer just needs to be painted and then he will be able to move his trailer into it.
9. The Board discussed the dates and format for the neighborhood garage sale. The date will be Saturday April 30th from 8am – noon. The HOA will assist with the advertising by placing an advertisement in the local paper and by purchasing several signs to be placed at the subdivision entrances. Mahlin Musgrove volunteered to coordinate this event and will contact the membership to explain that the idea is that each family that wishes to participate would hold their own garage sale on their own property. The Board also agreed that the gate at the south entrance would remain open during the garage sale.
10. The Secretary reported to the board that she had been asked by a couple of members if the HOA would distribute the HOA membership contact list and she requested that the Board set a policy on how to respond to those requests. The Board expressed concern that not all of the information on the membership contact list is generally available public information and that, as a result, the privacy of the members should be considered. Clark Miller made a **motion** that:

“Due to privacy concerns, it is the policy of the Board of Directors not to distribute the HOA membership contact list to the membership or the general public”.

The motion was seconded by James Feddeler and was approved unanimously.

11. The Board discussed the importance of obtaining the sign easements from the owners of lots 9 & 10. Clark Miller agreed to follow up with the home owners and try to get the easements signed.
12. The Board discussed the status of the bids on the previously proposed subdivision road improvements and requested that Clark Miller contact the Thames Company to obtain a competitive bid for the work.

13. Gilbert & Sharon Maldonado, owners of lot 14 with frontage along FM 1626, have contacted the Board regarding the fact that they have been approached about putting a sign in their front yard to advertise for a local company. The Board discussed the issue and noted that this matter has come before previous Boards and that it was important that the Board be consistent in its response to signage requests. After discussion, Pat Wentworth made a **motion** that:

“Pursuant to Article II, Paragraph I of the First Amended Declaration of Covenants and Restrictions for Southern Woods, *“No commercial activities of any type shall be operated from or out of any lot within the property...”* therefore the placement of a sign on a member’s lot for the purpose of advertising a business is not permitted because it constitutes commercial activity”

The motion was seconded by Mahlin Musgrove and was approved unanimously. The Board then instructed the President to send a letter to Mr. & Mrs. Maldonado, on behalf of the Board, informing them that placement of an advertising sign on their property would be prohibited by the covenants.

14. The Board discussed the status of the lights on the power poles at the front entrance and at the stop sign. The Board agreed that the light at the front entrance was no longer necessary and should be removed and Pedernales Electric should be contacted to repair the light at the stop sign; Richard Garrett volunteered to take care of this matter.
15. The Board agreed that the next Board meeting would be held on Tuesday June 14th, 6:30pm at the Buda public library.

The Board completed its agenda business and Clark Miller made a **Motion** to adjourn the meeting at 8 pm, the motion was seconded by Pat Wentworth and was approved unanimously.

Respectfully,  
Juliette Miller  
Secretary

From: Paul Kaskie [mailto:pkaskie@austin.rr.com]  
Sent: Tuesday, April 05, 2011 5:48 PM  
To: Juliette Miller  
Cc: Doug Dear; Clark Miller; Clark Miller; James Feddeler; Mahlin Musgrove; Pat Wentworth  
Subject: Proxy

I am sorry for the late notice. I have several immediate family members in town and I will not be able to attend tonights meeting.

I am going to appoint Richard Garrett to act as my proxy in all voting matters before the Board during this meeting.

I appologize for any convenience