

HOA SOUTHERN WOODS, INC.

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Board of Directors Minutes

June 9, 2010

Buda Public Library, 6:30pm

Members Present: Doug Dear, Clark Miller, Pat Wentworth, Paul Kaskie, Mahin Musgove and Rachael Martinez
Members Absent: Richard Garrett
Members Proxy: Richard Garrett proxy to Clark Miller

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. Clark Miller presented Richard Garrett's proxy to the Board and it was accepted. The proxy is attached to these minutes and is incorporated as part of the record.
2. The minutes of the Board of Directors meeting held on March 9, 2010 were unanimously approved.

The Board discussed the minutes of the annual member's meeting held on February 23, 2010 and there was a motion to instruct the Secretary, together with Ms. Martinez, to make several changes to the minutes related to the activities in the meeting room, prior to the start of the official member's meeting and that, subject to those changes, the minutes would be approved. Board members approving of this motion were Doug Dear, Clark Miller, Pat Wentworth, Mahin Musgove, Rachael Martinez and Richard Garrett (by proxy to Clark Miller); Paul Kaskie abstained; the motion carried. The Secretary was then instructed to remove the current minutes from the Association's web site and substitute them with the minutes as revised and approved by the Board and that the minutes should have the words "DRAFT TO BE APPROVED BY THE MEMBERS AT 2011 ANNUAL MEMBERS MEETING" clearly printed across the top.

3. The Board was informed that the Association's Insurance policy had been renewed at a cost of \$742 which is \$1.00 less than last year.
4. The Board was informed that lots 6 & 7 are being advertised for sale.
5. The Board unanimously agreed to continue with the patching of the roads using Kold Flow, noting that the work done in the last year is holding up well and there is still money remaining in the budget for this maintenance.

The Board discussed the subsidence of the road which is occurring at the top of Southern Drive, in front of Lot 36 (600 Southern Drive), which is due to large holes forming in and around the bar ditch. It was decided to fill in the bar ditch holes with small rocks then place a finer substance over the rocks to encourage grass to grow over it. Clark Miller made a **motion** to approve the expenditure of up to \$500 to repair

the road next to lot 36 and that Clark Miller and Paul Kaskie should coordinate that effort and employ labor to assist as necessary. The motion was seconded by Pat Wentworth and it was approved unanimously.

6. Pat told the Board that he would go and buy the mulch for the front entrance and that Forrest Miller could be used to spread the mulch, trim the trees and trim the yaupon that is in front of the lights. Clark will arrange to have the sprinkler system repaired again. There was a discussion about the cost of maintaining electricity at the front entrance, to power the lights and the sprinkler system. Pat Wentworth made a **motion** to allow Clark Miller to negotiate with Joel Villafranca (owner of lot 9) to allow the Association to connect to Mr. Villafranca's electricity feed in return for a reduction in his Association dues. The motion was seconded by Mahlin Musgrove and it was approved unanimously.
7. Clark Miller described the recent vandalism to the gate's motion censor or "eye" and Mahlin Musgrove made a **motion** to allow Clark Miller to work with Association member Ken Jowers to make a vandal proof bracket for the "eye"; Pat Wentworth seconded the motion and it was approved unanimously. Mahlin Musgrove also made a **motion** to spend \$100 on paint and labor to repaint the gate using very good quality primer and top enamel. Pat Wentworth seconded the motion and it was approved unanimously.
8. Pat Wentworth confirmed that we had recently renewed the website maintenance for another year at a cost of \$150. The Board discussed possible improvements to the website including the addition of subdivision photographs and the inclusion of a section that could serve as a Community Bulletin Board so that items of interest to the Members, such as our Fire Department's improved ISO rating, could be posted
9. Pat Wentworth presented a list to the Board of all Members whose dues are currently delinquent. Clark Miller made a **motion** for the Secretary to send out reminder statements to those members, together with a simple cover letter. Pat Wentworth seconded the motion and it was approved unanimously.
10. Mahlin Musgrove reported to the Board that in considering what should be done about revising and clarifying the Association's Bylaws he had concluded that the best course of action was to form a committee of members. Mr. Musgrove therefore proposed a **motion** that he should set up a small, odd numbered committee comprised of himself and other Association members, who were not members of the Board of Directors, to review the Bylaws and to make recommendations to the Board. Paul Kaskie seconded the motion and it was approved unanimously.
11. Clark Miller reported that he had received an informal complaint from Pat Wentworth regarding the visibility of the RV's on both the McCauley's lot and Mahlin Musgrove's lot. Mr. Miller also reported that as a result of the complaint he had talked to Mr. McCauley about the RV and had been told that the Mr. McCauley understood the issue and will do his best to sell / get rid of both the RV and the boat as soon as possible. Clark had also talked to Mahlin Musgrove about his RV and as a result Mahlin had put it behind his shed where it is no longer visible from Southern Drive but is still visible from 1626. Mahlin told the Board that it is his intention to put a fence around the RV when circumstances allow. The Board then discussed how Article II, Paragraph 5 of the covenants should be interpreted in a uniform way, a) interpret it literally i.e. the RV etc. cannot be seen from any public street, b) the RV

etc. can't be seen from the street that the house fronts onto, even though it could possibly be seen from another street, or c) allow the RV etc. to be screened from sight as they allow in the Leisurewoods subdivision.

Clark Miller made a **motion** that Article II, Paragraph 5 of the covenants should be interpreted literally, in that the RV etc. should not be visible from any road way, however the RV etc. may be screened from sight, provided that the member gets the approval of the Board for the method by which they intend to screen the vehicle and that, when a complaint is received regarding an RV etc a member of the Board will inform the homeowner of the complaint and will also inform them that they have 30 days to present a plan to the Board to resolve the situation and that if they do not provide a plan within 30 days then the Board will issue a formal letter to the homeowner regarding the covenant violation. Paul Kasie seconded the motion and it was approved unanimously. Clark Miller told the Board that he would contact Mr. McCauley again to get a timeline on moving the RV.

12. Juliette Miller presented a timeline / calendar to the Board which outlines the various annual Board / Officer actions and when each is due.
13. Under "Any Other Business" Doug Dear presented an update on the 1626 road improvements and the related acquisition of the land, by the County / State, along the 1626 edge of the subdivision. The completion date of the environmental study on the enlarged road area has been pushed back to December 2010 and no right of way will be acquired until after that study is complete. Doug suggested that we have a meeting of the Southern Woods homeowners who live along 1626 so that everyone will be informed as to how the land valuation process will take place and what the most recent land values in the area are. The Board asked Doug to arrange that meeting. The Secretary was asked to find copies of the Association's easements on the entrance lots 9 & 10 in regard to the signs, to be sure that these easements are still up to date in the event that the Association needs to negotiate with the County for the eminent domain valuation of the front of the subdivision.
14. The next Board meeting will be at the Buda Public Library on Tuesday September 14, 2010.

The Board completed its agenda business and Clark Miller made a **motion** to adjourn the meeting at 8:15 pm, the motion was seconded by Pat Wentworth and it was approved unanimously.

Respectfully,
Juliette Miller
Secretary

----- Original Message -----

Subject:Fwd: HOA - meeting proxy

Date:Wed, 9 Jun 2010 13:57:02 -0500

From:Richard Garrett <rplgarrett@aol.com>

To:Juliette <millers@austin.rr.com>, Patrick Wentworth <pat-ats@texas.net>

References:<CE1D69EC-45CF-4F3C-AA6B-7F9DD357184B@aol.com>

Richard Garrett
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On Jun 7, 2010, at 3:12 PM, Richard Garrett <rplgarrett@aol.com> wrote:

I, Richard Garrett, an elected sitting board member of the Sourhern Woods HOA, extend my vote of proxy to Clark Miller for the HOA meeting to be held on June 9th, 2010.

Richard Garrett

Champions Marketing

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