

# HOA SOUTHERN WOODS, INC.

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## Board of Directors Minutes

June 14, 2011

Buda Public Library

Members Present: Doug Dear, Clark Miller, Pat Wentworth, Richard Garrett,  
Mahlin Musgrove and Paul Kaskie

Present by Proxy: James Feddeler by proxy given to Pat Wentworth.

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. The proxy from James Feddeler Richard to Pat Wentworth was presented to the Board; the proxy was accepted and is incorporated into the record of the meeting.
2. Pat reported that the dues for lot #20 have now been paid in full. Pat will continue with collections proceedings in regard to lot # 13 and will call the owners of lot #8 to try to obtain payment on their overdue fees. The secretary was instructed to send a letter to the owners of lot #5 requesting payment of over due fees.
3. The Board discussed the effect of the current severe drought on the roads and expressed concern that if the bar ditches are re-profiled soon, as previous planned, then the grass in those areas will not regrow. Clark Miller made a motion that:

“The repair of the subdivision bar ditches, as previously approved by the Board, shall be put on hold until the drought breaks and weather conditions improve to the extent that grass will grow after the repairs”.

The motion was seconded by Pat Wentworth and was approved unanimously.

4. Clark reported to the Board that the price of Kold Flow, the product the HOA is currently using to seal cracks in the roads, has increased significantly and as a result he has looked at another product available to the public, that might be suitable to seal some of the smaller cracks. Paul Kaskie expressed reservations regarding the compatibility of the two products if they are layered over each other. The Board approved Clark to investigate whether or not the product would be helpful in the HOA road maintenance program, provided that it is determined to be compatible with the previous Kold Flow applications. In addition the Board discussed whether or not it would be more efficient to

topcoat the entire problem area rather than just fill in the cracks. Clark was authorized to obtain a quote from a contractor to coat the entire road area between lots 21 and 35 with a Kold Flow like material. Paul will also check with a contractor and obtain a quote for top coating the same area with asphalt.

Richard Garrett made a motion that

“Grayson Miller is authorized to continue buying and applying as much Kold Flow or comparable product to the roads, over and above the 10 buckets that are remaining in the 2011 budget, as he can this summer”.

The motion was seconded by Pat Wentworth and was approved unanimously, with Clark Miller abstaining.

5. Clark reported to the Board on the condition of the gate and the sprinkler system. The emergency fire lock on the gate had been removed by persons unknown and the gate left open; the lock has now been replaced and recoded as per the fire departments instructions. The gate also needed welding repairs which have also been completed. Clark will be putting a lock on the large controller box next to the gate to prevent any further tampering with the programming. The sprinkler system needs several repairs but the parts have been purchased and the repairs will be completed soon. The Board unanimously expressed their appreciation to Jim Feddeler for completing the plantings at the front entrance.
6. There is nothing new to report on the missing sign. Clark will contact Mr. Vickery to ask about the sign.
7. Mahlin Musgrove reported that the garage sale, held in April, was a success and that he plans to organize another one in October. Mahlin will pick a date and then let all of our members know – he will also handle the signs and advertising.
8. Pat Wentworth reported that the owners of lot 10 at the front entrance have signed the entrance sign easement. The Board requested that Clark contact the owners of both lots 9 & 10 and complete the easements and then have the Secretary filed in the County property records as soon as possible.
9. Doug Dear reported to the Board on the progress of the County acquisition of land along 1626. The appraisals are being made slowly and only a few of our members have already received offers. The Board discussed how the 1626 improvements will affect the subdivision entrance and Doug was asked to provide the Board with a bid to move the entrance signs, trees, plants, electricity connections and irrigation system, back into the subdivision by 15 – 20 feet. The information will then be used in the upcoming negotiations with the County regarding the value of the entrance easements.

10. The Board agreed that the next Board meeting would be held on Tuesday September 13th, 6:30pm at the Buda public library.

The Board completed its agenda business and Pat Wentworth made a **Motion** to adjourn the meeting at 7:35 pm, the motion was seconded by Doug Dear and was approved unanimously.

Respectfully,  
Juliette Miller  
Secretary

**From:** Jim Feddeler <jfeddeler@austin.rr.com>  
**Sent:** Sunday, June 05, 2011 10:25 AM  
**To:** Patrick Wentworth  
**Cc:** Clark & Juliette Miller; Doug & Cynthia Dear; Mahlin & Ida Musgrove; Richard & Pamela Garrett; Paul Kaskie  
**Subject:** HOA meeting 6/14

All,

Unfortunately I found out last week that I will be in China next week and will not be able to attend the HOA meeting on 6/14. I give my proxy to Mr. Wentworth; if there are any formalities involved let me know.

Jim Feddeler