

# HOA SOUTHERN WOODS, INC.

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## Board of Directors Meeting #3

January 26, 2017

Location: Taco Aranda

12115 Manchaca Road, Austin, TX 78748

Board Members Present: Doug Dear, Mahlin Musgrove, Pat Wentworth, Troy Gallaway, Charlie Koehn. Cynthia Dear, admin. Recorded the minutes.

A quorum being present, the President called the meeting to order at 6:55 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 and reviewed and approved Paul Kaskie's request to give his proxy for this BOD meeting to Troy Gallaway.
2. Pat Wentworth brought old plans of the Southern Woods Subdivision to share with the HOA. Charlie Koehn will get them scanned and sent to the HOA BOD and Scott Christians will be asked to include the plans on the HOA website.
3. The BOD set the date and time for the HOA Annual Member Meeting to be 6:45pm, February 28<sup>th</sup> at Good Shepherd Ministries, 401 Ranch Road 967, Buda, TX. The Board agreed that Cynthia Dear would send out the email to all of the HOA members to notify them of the upcoming meeting. The Board agreed to include in the budget \$100 to donate to Good Shepherd Ministries in appreciation for continued use of its facilities.
4. The BOD unanimously agreed to add a "deed restrictions" tab to the website.
5. The 2016 HOA Annual Member Meeting minutes were unanimously approved by the Board and are on the HOA website.
6. The Board reviewed the current year budget. Mahlin provided a treasurer's report and verified that he has paid the insurance, electricity and all bills and that

the HOA is up to date on these payments. Mahlin gave the property tax check for Lot 42 (the road) to Doug Dear to hand deliver.

7. The Board reviewed dues and verified that most HOA members are current on their dues with the exception of Donovan Ludwig, Brian Vickery and Liz Vickery.

8. The Board discussed raising the HOA dues to \$60 per quarter. Troy Gallaway motioned to raise the HOA dues to \$60 per quarter starting with the second quarter of 2017, Pat Wentworth seconded the motion and the Board unanimously agreed.

9. Doug Dear reported that he called PEC about the Street light that was out.

10. Troy Gallaway reported that the chain on the gate may need replacing soon.

11. Subdivision entrance maintenance was discussed that the north side had been taken care of by Mckie but we need to work on the south side.

12. ACC

Lot transactions – 19 has been sold to Ginnefer and Angel Valenzuela

29 as been sold to Robert and Patricia Bueno

31 has been sold to Mario and Tina Marie Torres

13. Proposed New Construction – Lots 19 and 26 are building new shop/barn structures. The plans are approved and Doug will verify that they are outside of the 50-ft. setback.

14. The Board verified that National Neighborhood Night Out will be October 3<sup>rd</sup> (1<sup>st</sup> Tuesday in October) and organized by Richard Garrett.

15. Charlie Koehn agreed to be the treasurer as Mahlin Musgrove's home has sold. Mahlin turned the checkbook over to Charlie. Mahlin agreed to meet Charlie at the bank to add him as a signer.

16. The Board unanimously agreed to set the next BOD meeting for 6:15 pm, February 28<sup>th</sup> at Good Shepherd Ministries.

17. Charlie Koehn moved to adjourn the meeting, Pat Wentworth seconded the motion and the BOD unanimously agreed to adjourn.

18. The Board adjourned at 7:55 pm.