

HOA SOUTHERN WOODS, INC.

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Board of Directors Meeting #3

February 15, 2018

Location: Taco Aranda

12115 Manchaca Road, Austin, TX 78748

Board Members Present: Doug Dear, Troy Gallaway, Mike McKie, Paul Kaskie and Jim Weatherford. Cynthia Dear, admin. Recorded the minutes.

A quorum being present, the President called the meeting to order at 7:35 pm and moved to the items on the meeting agenda.

1. The Board reviewed and approved Charlie Koehn's request to give Troy Gallaway his proxy for this BOD meeting. Mike McKie made the motion to accept the proxy and Paul Kaskie seconded and it was unanimously approved.
2. Doug Dear, President appointed Jim Weatherford as an interim board member.
3. Doug Dear read the BOD Meeting Minutes from October 19, 2017, Meeting #2. Jim Weatherford motioned to approve as read and Troy Gallaway seconded and the BOD unanimously approved.
4. Old Business: Status of the old plans that Pat Wentworth brought in of the Southern Woods Subdivision to share with the HOA. Charlie Koehn was going to get them scanned and sent to the HOA BOD and Scott Christians will be asked to include the plans on the HOA website. Charlie Koehn was not present and this was tabled for the next BOD meeting.
5. Old Business: The BOD unanimously agreed to add a "deed restrictions" tab to the website. A Deeds and Covenants tab has been added and the website has a new look. The BOD names will be updated after the Annual Meeting.
6. The date and time for the HOA Annual Member Meeting was confirmed to be 7:30 pm, February 26th at Good Shepherd Ministries, 401 Ranch Road 967, Buda, TX. It was reported that Cynthia Dear has sent 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.

7. The 2017 HOA Annual Member Meeting minutes were unanimously approved by the Board and are on the HOA website.

8. The Board reviewed the 2018-year budget. Charlie Koehn provided a treasurer's report via Doug Dear. It was reported that there is \$10,167.98 in the Savings Account and \$4,144.84 plus the deposit made today of \$1,185.00 for a total of \$5,329.84 in the Business Checking Account. A motion was made by Troy Gallaway to approve the budget and treasury report, Mike McKie seconded and the BOD unanimously approved.

9. The Board reviewed dues and verified that most HOA members are current on their dues for 2017 with the exception of Richard Bustos, Philip and Lori Shultz, Donovan Ludwig, Brian Vickery and Liz Vickery.

10. Doug Dear reported on the Street lights, they are all working and have LED bulbs.

11. Troy Gallaway and Paul Kaskie reported on the gate. Gate has been operating well. Gate chain was replaced this past year (2017). New remote gate openers were requested by Hays I. S. D. (3). Paul procured them and Doug delivered them to the Hays I.S.D., Bus Barn. Hays will collect them at the end of the school year, to be reused for the next school year. Paul plans to get new anchors for gate rollers. The BOD unanimously agreed.

12. Subdivision entrance maintenance was discussed. Troy and Mike agreed to work on the lights. Mike and Paul agreed to work on drip irrigation. Doug agreed to get material.

13. On going road maintenance was discussed. The BOD unanimously agreed Doug Dear will get the Round-up, Troy Gallaway and Paul Kaskie will do the spray application.

14. It was reported that two deer had been shot with an arrow in our subdivision. The BOD unanimously agreed to make the HOA members aware that there is no hunting allowed in the subdivision and is against the law.

15. ACC

Lot transactions – 27 has been sold to Paul and E.J. Zain

16. The Board verified that National Neighborhood Night Out will be October 2nd (1st Tuesday in October) and organized by Paul Kaskie.

17. The Board unanimously agreed to set the next BOD meeting for 7:00 pm, February 26th at Good Shepherd Ministries.

18. Paul Kaskie moved to adjourn the meeting, Jim Weatherford seconded the motion and the BOD unanimously agreed to adjourn.

19. The Board adjourned at 8:55 pm.