

# HOA SOUTHERN WOODS, INC.

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## Annual Members Meeting

February 26, 2018 at 7:30 pm

Good Shepherd Ministries

Directors Present: Doug Dear, Troy Gallaway, Charlie Koehn, Mike McKie, Jim Weatherford, Ken Jowers and Paul Kaskie. Cynthia Dear, Admin. Recorded the minutes.

Members Present: All members present signed an attendance sheet, which is attached to these minutes as part of the record.

There being members present representing 16 votes, it was determined that a quorum was present; the President called the meeting to order at 7:36 pm.

1. Directors and members introduced themselves.
2. The 2017 Annual Members Meeting Minutes have been posted on line and available for public review. Rachel Martinez asked that a note be added to the 2017 Annual Members Meeting Minutes that the dues went up \$5 per month. Robert Clevenger made a motion to "Accept the minutes of the 2017 Annual Members Meeting, with the added note." Rachel Martinez seconded the motion and it was approved unanimously.
3. Doug Dear went through each item on the 2018-year budget. Charlie Koehn gave a treasurer's report, \$5,329.84 in checking and \$10,167.98 in savings for a combined total of \$15,497.82. A motion was made by Robert Clevenger to approve the budget and treasurer's report, Rachel Martinez seconded and the members unanimously approved.

4. 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. Rachel Martinez made a motion to change the gate code and it be given to the HOA members once they pay their dues. Cindy Clevenger seconded the motion and the members unanimously approved.
  
5. Improvements of the subdivision roads were reported on by Doug Dear. All three lights are now working. County improved bar ditches and drainage at south end of Southern Dr. (outside of gate.) On-going road maintenance was discussed. Doug Dear will get the Round-up, Troy Gallaway and Paul Kaskie will do the spray application along the shoulder of the road. Annual maintenance crack sealing is in the HOA 2018 budget.
  
6. ACC reported that there have been Lot transactions –  
  
Lot 27 was sold to Paul and E.J. Zain  
  
Proposed New Construction – Lots 29 is under construction.
  
7. Subdivision entrance maintenance plans were discussed. Troy and Mike agreed to work on the lights. Mike and Paul agreed to work on drip irrigation. Doug agreed to get material.
  
8. Paul Kaskie spoke about implementing a Neighborhood Watch. There have been some burglaries in our subdivision and we all need to be aware and watch for any suspicious activity and report it to the sheriff.

9. The mailbox that was run over and damaged by a large vehicle has now been repaired. Concrete bollards were added that match the bollards at the gate keypad.
10. It was reported that two deer had been shot with an arrow in our subdivision. The HOA members were made aware that there is no hunting allowed in the subdivision and is against the law.
11. Doug Dear gave an update on the 45 Toll Road.
12. The Neighborhood Night Out will be October 2, 2018 along Southern Drive and headed up by Paul Kaskie. We will ask that members please rsvp to help know how much food to purchase.
13. Old Business – Alice Blucher requested a list of lot owner's and phone numbers. A contact list was provided at the meeting.
14. New Business- A discussion about the need for a blinking light or a speed flashing sign at the subdivision entrance was tabled until more information can be obtained. Paul Kaskie and Jim Weatherford reported that the IOS (Insurance Service Office) rating is going to be lowered. Currently the rating is 3 in the city of Buda and 8 outside and will be lowered to 1 in the city of Buda and 3 outside. Check with your insurance agent, this should lower everyone's insurance rates.
15. Robert Clevenger made a motion to "keep the same board members currently serving." James Huckaby seconded the motion and it was approved unanimously. The Board of Directors serving 2018-2019 will be Doug Dear, Troy Gallaway, Paul Kaskie, Charlie Koehn, Mike McKie Ken Jowers and Jim Weatherford.
16. Angel Valenzuela motioned to adjourn. Robert Clevenger seconded the motion and it was unanimously agreed upon. The meeting adjourned at 8:59 pm.

