

HOA SOUTHERN WOODS, INC.

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Board of Directors Minutes

March 4, 2013
1000 Southern Drive

Members Present: Doug Dear, Clark Miller, Pat Wentworth and
Mahlin Musgrove

Others Present Juliette Miller, as Secretary to the Board

A Quorum of members being present, the President called the meeting to order at 6:35 pm and moved to the items on the meeting agenda.

1. Clark Miller reported that Hays County has made an offer of 47,598.00 to purchase part of West Way Drive as part of the FM 1626 right of way acquisition process and have also offered to compensate the HOA for the destruction of the irrigation and lighting systems that the HOA owns on lots 9 and 10 because these systems will be destroyed in the FM 1626 road expansion process. Clark provided copies of the County's offer and its valuation materials to the Board members present.

The Directors discussed the County's offer and unanimously agreed that it was too low and should not be accepted. The Directors agreed to obtain various quotes to substantiate their opinion of the value of the property to be compensated for by the County. Clark Miller was authorized to use all of these valuations provided by the Directors and to formulate an appropriate counter offer to the County. Once Clark has worked up a counter offer amount he is to circulate that intended amount to the Board, via e-mail, and obtain their approval to present the counter offer to the County. If the County makes another offer then Clark will obtain the Board's approval to accept the offer on behalf of the Home Owners Association.

2. The Board discussed the current state of the subdivision's roads and the various quotes that Clark had received for repairs. The Directors discussed the merits of various methods of repair and how extensive those repairs should be. The Directors voted to authorize a budget of \$11,000 for road repairs. The Directors also instructed Clark to determine how much of the roads actually need to be repaired and to negotiate with contractors to determine how much could be repaired within the \$11,000 budget.

3. Juliette Miller, as Secretary to the Board, presented the Board with a list of those members of the HOA with outstanding dues. The Board directed Juliette to send out reminder invoices to all members who are not up to date on their dues payments.
4. The Directors unanimously agreed that the HOA annual members meeting should be held as soon as possible at the Good Shepherd Lutheran Church. The preferred date would be Tuesday April 2, 2013 and, if the Church is not available on that date, then the alternate date would be Tuesday March 26, 2013. The Directors also authorized the payment of \$100.00 to the good Shepherd Lutheran Church, for the use of their meeting room. The Directors instructed Juliette to secure the room for the meeting then mail a notice of the meeting to all members of the association.

The next meeting of the Board will take place immediately after the annual members meeting on either March 26th or April 2nd.

The Board completed its agenda business and Clark made a **Motion** to adjourn the meeting at 7:40 pm, the motion was seconded by Mahlin Musgrove and was approved unanimously.

Respectfully,
Juliette Miller
Secretary