

HOA SOUTHERN WOODS, INC.

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Board of Directors Meeting

August 7, 2013 @ 6:30 pm
Buda Public Library

Members Present: Doug Dear, Clark Miller, Pat Wentworth,
Paul Kaskie & John Judd

Others Present Juliette Miller, as Secretary to the Board

A Quorum being present, the President called the meeting to order at 6:34 pm and moved to the items on the meeting agenda.

1. The Board reviewed the minutes of the Directors meeting held on 3.26.13. Doug Dear made a motion to accept the minutes; Paul Kaskie seconded the motion which was then unanimously approved.
2. The Directors reviewed the HOA's YTD profit and loss information as presented to the Board. John Judd made a motion to approve the financials; the motion was seconded by Clark Miller and unanimously approved. Pat Wentworth reported to the Board that he had arranged with Bank of America to restructure the HOA's checking and savings accounts so that the HOA would no longer have to pay banking fees on the checking account.
3. On review of those members with outstanding dues it was agreed that the HOA should file a lien for outstanding dues on any members who is at least 12 months behind in paying their dues. The lien should include outstanding dues with interest at 18% since their due date and the fee for filing the lien. Juliette Miller, as Secretary to the Board was instructed to file liens (provided that the filing cost did not exceed \$100 per lien) against the owners of lots 8 & 20 since both owners owe more than 12 months of dues and have not responded to the Board's requests that they bring their dues payments up to date.

Clark Miller reported that the new owner of Lot 9, Michael McKie, has made a request to the Board for approval to build a metal shed on his property. After discussion it was agreed that Clark would contact Mr. McKie, remind him of the setback requirements and request that he send the board a photo of the type of building he intends to build. The board would then review the request and respond to Clark by e-mail.

4. Clark explained how the offer from Hays County for the front entrance land was calculated. All of the changes to the subdivision's front entrance should be finished by Thanksgiving because the east side of 1626 will be constructed first. The County will re-

profile the ditches at the entrance and clean up the mess around our entrance walls once the construction is finished and at that time we will be able to improve our entrance area. There was discussion regarding making changes to how the entrance sign is lighted, with a suggestion being made to use LED strings.

The irrigation at the front entrance is not working and needs to be repaired ASAP so that the trees do not die.

Clark reported that he has repaired the gate; some wires and the chain were broken. Clark was given approval to buy a spring to keep the walk through gate closed.

5. Clark reported that the contractor who patched the subdivision roads quoted \$4.50 per foot to put curbs around the cul-de-sac, however the contractor explained that the problem with the road is in the base so he believes that putting small curbs on will not fix the 'crumbling road problem. Clark will contact PSI for a quote to put in more substantial curbs, 6" deep X 2' wide with rebar.
6. Clark knows the new owner of Lot 36 and will ask him for his contact information.
7. The Board approved a budget of \$150 for the annual Neighborhood night out. Juliette will remind Rachael Martinez and Ken Jowers that they volunteered to organize the event this year.
8. The next meeting will be held on October 23rd, at 6:30 pm at the Buda Library.

Paul Kaskie made a motion to adjourn the meeting at 7:45 pm; Pat seconded the motion which was then unanimously approved.

Submitted
Juliette Miller
Secretary to the Board