

**Minutes for May 2, 2007, 7:00 p.m.**  
**Heatherwilde Clubhouse**

1. Call to order, Introductions—Thad Yousling called the meeting to order at 7pm. Members present were Thad, Joe Schambach, and Rebecca Swofford. Marilyn Childress of Goodwin Management was also present. Joan White and Van Hill was absent. There were no additions or changes to the agenda.
2. Meeting Minutes: Thad Yousling motioned to accept the minutes of the April 3 meeting as presented. Jo Schambach seconded. Motion carried 3-0-0.
3. Homeowner concerns: A homeowner came before the board to discuss a series of violations and fines and to request a waiver of fines.
4. Executive Session: In response to the homeowner's request, Jo Schambach motioned to waive fines for the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> fines totaling \$250.00. Rebecca Swofford seconded. Motion carried 3-0-0.
5. Treasurer's Report: Treasurer Jo Schambach reported monthly income of \$18,923.15, expenses of \$5323. Various expenses were discussed.
6. Management Report: Marilyn reported to the board the status of the street light issue. She is working with TXU/Oncor on possible rate reductions. In collection matters, she reported that two seriously delinquent accounts had been paid in full and a few others were getting close to being paid off. Three foreclosures are in the posting stage. Bids for the pool lights repair were presented.
7. Architectural Control Committee report: Thad reviewed the architecture control procedure with the board. There was discussion on whether an outside party or the board would be better suited to approve requests that come to the committee or do it ourselves. The general agreement was that it was better to do it ourselves.
8. Pool Access procedures: Jo reported that 200 access cards had been passed out and there were more to pass out on Friday. He reported that there is some initial time involved to set up the spreadsheet and that there will be a time lag on card activation. Other board members will be trained over the next few weeks on how to update the spreadsheet and program the lock
9. Pool repairs: Jo Schambach motioned to accept the bid from KST to repair/replace the pool lights. Thad Yousling seconded. Motion carried 3-0-0. Marilyn reported that the roof had been inspected for wind/hail damage. A check will be forthcoming from the insurance company. There was damage to the fence as well as reported by the inspector.
10. Pool Party: Still scheduled for May 19. Signs will need to be posted. Thad may purchase a few pool toys for prizes at the party.
11. Access Card handout Fri 5/4: This will be held at the pool due to schedule conflicts at the clubhouse.
12. 911 phone proposal update: After discussing various options, Jo Schambach motioned to accept the bid for the replacement of the payphone with a 911 phone from White Knight. Thad Yousling seconded. Motion carried 3-0-0.
13. Annexation updates: Jo Schambach reported that the final draft of the service plan was voted on at the April 27 annexation committee meeting. Most of what was contained in the service plan is standard. Of particular significance were the following items: 1. The drainage ditch maintenance will be the responsibility. It is to be mowed, cleaned, and repaired every six weeks. 2. Traffic control devices will be installed. 3. The city will take control of all subdivision street lights. 4. The city will maintain the hike-bike easement. 5. Street rehabilitation and/or repair will take place at a future date. 6. A traffic study for pedestrians will be conducted. 7. Phase Three of the hike-bike trail will connect us to other neighborhoods. 8. Our subdivision will have permanent zoning as single family residential.

14. Other facilities updates: Because these updates were discussed under previous items, this item was tabled.
15. Directors' Comments: Jo Schambach suggested we look into setting up a paypal account or other website-based method of paying homeowners' dues.
16. Next meeting dates:
  - Next regular board meeting: Wednesday June 6, 2007 @ 7:00pm.
17. Adjournment: The meeting adjourned at 9:30pm.

Respectfully submitted,  
Rebecca Swofford  
substituting for Joan White