

Minutes of the Annual Homeowners' Meeting  
April 2, 2001, 8:05 PM  
Revised April 17, 2001  
Approved April 1, 2002 at the Annual Meeting

1. Jo Schambach called the meeting to order at 8:05 PM at Pflugerville Library. Board members present were Jo Schambach, Kendra Holden, Doug Max, Teri Lucas, and (arriving later) Ed Robertson. Phyllis Starr-Johnson was also present. Phyllis verified a quorum of 74 homeowners, including proxies, was present.
2. Jo introduced the board members present and Phyllis of PS Property Management.
3. Nominations for board members were held. Kendra nominated Thad Yousling; nomination was seconded. Kendra nominated Teri Lucas; nomination was seconded. Mrs. Jo Schambach nominated Gordon Tyner; nomination was seconded. Teri nominated Mr. Jo Schambach; nomination was seconded. Peggy Andrus nominated Ed Robertson; nomination was seconded. Peggy Andrus nominated herself; nomination was seconded. Each nominee spoke on his/her own behalf. Jo honored Frank Guerrero for his dedicated service to the Homeowner's Association Board of Directors.
4. Financial Report- Kendra gave the report. See annual meeting report. She reported the entranceway has been repaired and plans are in the works for landscaping the entranceway. A homeowner expressed concerns about the trees on the boulevard, and Kendra explained that from the pool to the south, the property is owned and maintained by the city of Pflugerville. Jo answered a question concerning the club house, giving the homeowners present building plans, including site plans and other pre-construction concerns and naming Don Boozer as builder. Jo explained financing through the investments with one-half of the investments being earmarked for the building of the clubhouse with the remainder of the expense to be paid through a mortgage. One homeowner asked if plans were developed to connect the pool to the clubhouse with a walkway under the bridge. Jo said it has been considered, although it has not been part of the building or financial plans at this point. One homeowner suggested putting out a public notice to bid out the clubhouse. Jo explained that the board had sought various builders, but were turned down by all but Boozer. Teri moved to accept the financial report. Kendra seconded. Motion passed.
5. Jo presented the President's report concentrating on the major accomplishments and plans for 2001. See attached annual meeting report. This year's pool party will be May 12 from 10-2. The pool opens May 4<sup>th</sup> with hours from 10-9. The hours will change to 10-10 during the summer and return to 10-9 in the fall. Pool repairs will be necessary in the coming year, but the board decided not to try to make such extensive repairs prior to this year's opening. Concerning the baby pool, the board is working on repairs through Cody Pools which are necessary due to improper installation when Cody Pools last worked on the baby pool. Jo also commented on the repairs to the entranceway, stating that both insurance companies paid for the repairs due to the accidents of their policy holders. Thad suggested that Travis County has a master gardener program that might assist in landscaping. Gordon stated that McDonalds has offered to let us use their water until the city of Pflugerville supplies water. Jo went over the report from Clearwater Management. See annual meeting report.
6. Jo discussed a fining procedure which the board is contemplating. An explanation of the procedure was included with the annual meeting notice. One homeowner was concerned about the strength of language in the warning letters. Another homeowner was concerned with a clarification of the deed restrictions. Another homeowner was concerned with a business being run from his neighbor's house which causes problems in the neighborhood. Another homeowner was concerned with legibility of deed restrictions and discussion of putting the restrictions on the web page. Another homeowner suggested a range of fines according to the offense. Phyllis addressed the use of the policy in fair and equitable manner. Kendra spoke in favor of the fines. A homeowner asked when the fines would begin. Jo explained the order in which these plans, should the board pass the procedures, will be

enacted. Many homeowners were very supportive of the fine process. One homeowner expressed concern about excessive fines. Kendra and Ed spoke to that issue. Mrs. Jo Schambach spoke for her neighbors where twenty were in favor of fines and only three were "afraid of fines." When Jo asked for a show of hands in favor of implementing a fine procedure, only one homeowner dissented.

7. Phyllis presented the management report. She asked Michelle to head a committee to select a Yard of the Month winner who will receive a reward. The board requested participation from the homeowners to assist with this program.
8. Ed spoke about the fence fund as a possibility to replace the wooden fence with a nicer fence or a concrete wall. Ed suggested an increase in dues or finances from those who live along the boulevard. Kendra also suggested a fence fund from those whose homes back-up to the boulevard, where if their fence needs repair, they'd get some assistance. Betty suggested the board check with the Wells Branch HOA to find out the cost of their concrete walls. Mrs. Jo Schambach will check with Wells Branch about the cost of their wall. Thad requested a study on the cost of a wall to include a percentage of property owners along the boulevard as opposed to those who do not live along the boulevard.
9. Homeowners' concerns included: a homeowner who asked how far our HOA extends north on Heatherwilde and if the other HOA's along the boulevard communicate with each other. His concerns were about traffic problems. Jo recommended the counsel of HOA's which works with Pflugerville and suggests that homeowners work through existing groups. One homeowner asked about annexation of Heatherwilde One by Pflugerville. Jo stated that the mayor of Pflugerville stated the city would not annex this part of the HOA due to the poor streets.
10. Phyllis announced the results of the election. Board members elected included: Jo Schambach, Thad Yousling, Gordon Tyner, and Teri Lucas.
11. Mrs. Jo Schambach moved to adjourn. The motion was seconded and passed. The meeting was adjourned at 10:15 PM.

Respectfully submitted

Teri Lucas