Westminster Glen Homeowners Association, Inc.

Monday, February 6, 2017
River Place Country Club
4207 River Place Blvd
Austin, TX 78730

Board Meeting Minutes

1. Call Meeting to Order
   The meeting was called to order by Jim Rumbo at 6:30pm. Quorum was established by the board members in attendance: Jim Rumbo, Tad Cole, Carolyn Beebe, Linda Salomon, and Julie O'Shaughnessy. The residents in attendance were Paul Miller, Kelley Miller, Erin Burgess, Jody Branson, and Laurie Moore. Jamie Richardson was also in attendance.

2. Approval of January Board Meeting Minutes
   The emailed minutes were missed by two board members. The vote will be taken electronically once they have reviewed them.

3. CONA update – Laurie Moore
   - The annual meeting for CONA is scheduled for February 23rd
   - The purpose of the meeting will be to elect officers and set goals for the year
   - Laurie is focused on transparency and reorganizing the representatives
   - *Linda Salomon motioned to endorse Carol Lee as President. Tad Cole seconded the motion. The motion carried 5-0.*
   - Each CONA project will be posted on the CONA website

4. City of Austin Community Registration – Jim Rumbo
   - Rezoning Request Case #C14-2016-0131 for property adjacent to front entrance
     - David Byrne, a Westminster Glen HOA member, received a notice about a rezoning request. Jim said this is part of the CONA influence Laurie can help institute. The request was made by Bob Strauvo, who currently has an SF1 zoning classification for his recording studio. This classification enables quarter acre lots and he has a five acre development there, which would enable twenty more houses to be built with tremendous environmental impact. Jim called the development people about his concerns, stating that Westminster Glen HOA should have received notice because the property is within 500 feet of the HOA's common area property at 8800 Westminster Glen. They agreed to send Goodwin Management notice of any future development issues within 500 feet of HOA property.
     - Update: There was a meeting held today that Jim couldn't attend; he asked Laurie to have CONA keep an eye on this as well.

5. CodeNext implementation and rezoning – Jim Rumbo
   - Net result: increased density and increased tax base
   - Can't get around the 1 acre lot size
   - If the city attempts to reduce it, Jim said the next step would be to lobby hard against it

6. Survey Discussion – Linda Salomon
   - Linda presented the survey results to the rest of the board.

- The survey will be published in the following ways:
    - Link on NextDoor to the survey (Jim's action item)
    - A synopsis will be posted on the Westminster Glen website (Jim's action item)
    - Email blast will be sent out to the neighborhood (Jim's action item)
- The directory will be updated (Carolyn's action item)

7. Traffic – Carolyn Beebe
    - Malfunctioning Sign fix – no update
    - Retrieval of computer from Kenny – no update; Julie will retrieve the computer and deliver it to Jim (Julie's action item)

8. New Business
    - Landscaping Contract status report – Tad Cole
        - The previous landscaper has been terminated
        - Tad said he is meeting with the new vendor Friday morning at 8:30 to walk the property; the board told him that they will no longer be going with that vendor and instead chose to go with Benchmark.
        - The board agreed to compensate Tad's vendor if he is out any money after purchasing the required insurance in order to serve Westminster Glen.
    - Front Entrance Landscaping Proposal
        - *Linda Salomon motioned that, in accordance with the survey results, the board move forward with the front entrance proposal and pay for it from reserves for a total of $48,500. Jim Rumbo seconded the motion. The motion carried 5-0.*

Linda Salomon motioned to enter executive session. Julie O'Shaughnessy seconded the motion. The meeting entered executive session at 7:38pm.

Jim Rumbo motioned to adjourn. Linda Salomon seconded the motion. There being no further business, the meeting adjourned at 7:43pm.