

WESTMINSTER GLEN

Regular Meeting of the Board of Directors June 9, 2022

Location: River Place Country Club

Time: 6:30 pm

Chip Graves called meeting to order at 6:35 pm. This was a “town hall” style meeting to which all residents were invited. The purpose was to discuss the large number of CC&R violation notices that were issued in recent months by Goodwin Management.

Brayden Fairchild, Goodwin Management, gave a management report.

CC&Rs: Members of the community participated in a spirited discussion about CC&R violation notices, with many expressing the concern that the letters were in error, that they were not given sufficient (or any) notice before fines were levied, and that the tone of the letters was very terse and confrontational.

Many community members had input and ideas for solutions to these issues.

A lot of the compliance issues built up over years due lack of enforcement, the pandemic and storms, new personnel at Goodwin, and the availability of work crews to clean things up.

Chip stated that it is not the intention of the board or management company to cause controversy surrounding the violations, but that it is the obligation of the board to follow the CC&Rs and they depend on Goodwin to monitor compliance in the bi-weekly drive-thrus. In the future, violation notices will be forwarded to the board before sending to homeowners. Also the board will ask for volunteers from the community to help re-write the standard courtesy notice and violation letter templates.

Firewise Report: Jim Rumbo gave a Firewise report. Jim congratulated the community on achieving Firewise status a few months ago. The neighborhood looks dramatically different now compared to January. The changes have been given tremendous reviews by the Firewise inspectors. Jim stated the best response of the community would be to work together if there is a fire threatening Westminster Glen. He stated that the amount of time and money spent in clean up should be reported to him for submittal to Firewise.

Traffic Control: Residents remain concerned about speeding on the streets, especially on Westminster Glen Ave. Board members stated that Travis County will not install speed bumps or more stop signs. The board is pursuing an option for crosswalks. Chip would like another radar sign added along the street for west-bound traffic. Brayden Fairchild will contact a vendor to get pricing. A question was asked for a stop sign on City Park Road. It is getting difficult to get out of the community. Linda Salomon stated that at least 2000 trips/day would be needed on Westminster Glen Ave. to get a stop sign installed.

Dog Poop: Dog owners are reminded to please clean up after their dogs. Some neighbors pick up the dog poop in bags and throw it into nearby trees. The community will try to police the situation and stop this from happening.

AT&T Communication Box Camouflage (near City Park Rd.): The board is considering steps to further decrease the visibility of the boxes. Belinda Gallagher has been having trees and bushes added in the area and this has helped a lot. More may be added or other solutions considered.

Dues: The board is considering a dues increase at some point, in the range of \$5 to \$10 per month. A decision will be made at a later date, but it's clear that the income is not meeting expenses. Dues have been \$300 for many years, after dropping from \$375 after the merger of the HOAs of the three phases in 2007.

Social Committee Report: Ashley Sherman gave a report on social activities. They are going to do quarterly ice cream trucks instead of monthly because of availability. Christmas, End of School, and Halloween parties will continue. These are in the budget.

Short Term Rentals: Linda gave an overview about the city of Austin policy. The board will develop a policy for Westminster Glen in consultation with an attorney to figure out a good solution.

The meeting was adjourned by Chip Graves at 8:02 pm.