

Westminster Glen Homeowners Association, Inc.
Board Meeting

Tuesday, November 20, 2012
6:30 PM

River Place CC
4207 River Place Blvd
Austin, TX 78730
Overlook Room II

MINUTES

Call to Order: Whittenton called the meeting to order at 6:37 PM.

Roll Call: Jim Rumbo, Treasurer; Andy Hines, Director; Julie O'Shaughnessy, Secretary (Absent); Jesse Whittenton, President (Late); Patrick Patla, Director; Tracey Porter, and Introduction of new manager Adam Ayres representing RealManage were present.

Approval of Minutes: Motion made by Rumbo to approve meeting minutes from September 18, 2012. Seconded by Whittenton. Motion carried unanimously.

Public Comments: Owner Edward Racht proposed the board to start geo-aware emergency notifications distribution. Board discussed creating contact list in order to disseminate the information. Motion was made by Whittenton to create emergency notification distribution list; seconded by Patla; carried unanimously. Pat Patla volunteered to head up WMG Hotline Committee.

Management Report:

- **October 2012 Financials:** Ms. Porter reviewed the financials pointing out a reduction in cost to the water/wastewater service since making the irrigation repairs and hiring of Pappy's Pruning Service.

Old Business:

- **2013 Budget Resolution:** Resolution for 2012/2013 budget was executed by Whittenton and Rumbo. Ms. Porter to send to O'Shaughnessy, Majors, and Sheeman for execution. Mr. Ayres to follow up with previous board members for execution.

New Business:

- **Front Entrance:**
 - o **Irrigation System Contract Improvements:** Director Rumbo discussed recent landscaping issues and expense. Proposed installation of drip system to front entrance median and planted areas, reconfiguration of

irrigation to grass areas for better distribution and coverage, and installation of pump bypass. Board pre-approved expense for proposed work at a cost of \$1518.

- o **Tree Trimming:** Rick Capozza provided overview of tree trimming project. All trees along center median needed to be trimmed back of dead material and canopy heightened. Tree removal of Ashe Junipers and 2 Spanish Oaks. Three bids were received and Mr. Capozza recommended moving forward with Best Tree service for trimming, removal, and deep root fertilization at the cost of \$1759.28. Mr. Capozza also recommended stump grinding from 'Randy the Stump Guy' for \$300. Motion was made by Rumbo to approve moving forward with Best Tree Services and Randy the Stump Guy; seconded by Hines; carried unanimously.
- o **Christmas Decoration Consideration:** Whittenton discussed decorations for the front entrance. Decorations will be done in the same fashion as done in 2011. A motion was made by Whittenton requesting funds for the replacement of 20 strands of nonworking lights for the front entrance. Seconded by Rumbo. Motion carried unanimously.
- **ACC Rules Revision:** Charlie Cannon provided an overview of ACC committee proposed changes to building or structure changes, solar panels, water wells, and ACC escalation process. Motion made by Rumbo to approved revisions as written and incorporated to current ACC rules. Seconded by Whittenton. Motion carried unanimously.

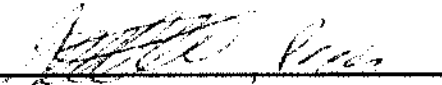
Executive Session Summary:

- Discussed 3 owners that are delinquent with assessments. Management to clarify legality around informal contacts in pursuit of debt at next meeting.

A motion was made by Whittenton to adjourn the meeting. Rumbo seconded the motion; motion carried unanimously. Meeting adjourned at 8:13 pm.

Next Meeting: December 18, 2012 at 6:30pm

X


Julie O'Shaughnessy
Secretary

