

Westminster Glen Homeowners Association, Inc.


Minutes of Board of Directors Meeting

Tuesday, February 19, 2013

River Place Country Club

- I. **Call to Order:** President Jesse Whittenton called the meeting to order at 6:38 pm.
- II. **Roll Call:** President Jesse Whittenton, Treasurer Jim Rumbo, and Director Andy Hines were present. Homeowner Linda Salomon was present. Manager Adam Ayres was present representing RealManage.
- III. **Public Comments:** Homeowner Linda Salomon spoke concerning coyote activity in properties adjacent to the Balcones Canyonland Preserve. The Board discussed the need to continue to report coyote problems, including attacks on pets, to 3-1-1. The Board also discussed the role of overgrown brush in facilitating coyote activity.
- IV. **Approval of Prior Board Meeting Minutes:** Minutes from the January 15, 2013 and December 19, 2012 Board Meetings were reviewed and approved by acclamation.
- V. **Management Report:** Manager Ayres reviewed the published financial report for the Association. The manager noted that water usage remained similar to the previous billing.
- VI. **Old Business:**
 - a. **Cleanup at City Park Road:** Manager Ayres reported that the area where brush clearing is desired at the Southeast intersection of City Park Road and Westminster Glen is outside of homeowner plats. Cleanup has been requested from Travis County, but they advised that they do not have sufficient resources to maintain it at this time. The County gave verbal permission for the Association to clear this area if they so desire.
 - b. **Radar Signs:** Two additional signs may be available. Director Patla will investigate the next steps for installation.
- VII. **New Business:**
 - a. **Review of Landscape Contract:** Landscaper Pappy's Pruning Service is billing at higher than expected rates. The additional billing appears to be for work that should have been included at the contract rates, and billing outside the contract requires additional approvals. The Board directed the manager to clarify the billing with the vendor. Treasurer Rumbo will clarify the approval process with the Front Entrance Committee.
 - b. **Flat Rock Addition:** At the intersection of Prince William and Westminster Glen, the West side has flat rocks, while the East side has river rock that is frequently spilled out onto the curb where cars drive over it. The Board discussed adding this as a budget item for next year. Director Hines will obtain a proposal.
- VIII. **Executive Session:** The Board adjourned to Executive Session to discuss Homeowner Delinquencies and Deed Restriction Violations.
- IX. **Adjournment:** The meeting adjourned at 8:18 pm.

Approved:

 5/21/2013