

Westminster Glen Homeowners Association, Inc.

Board of Directors Regular Meeting

Tuesday, June 16, 2015, 6:33 pm.

River Place Country Club

4207 River Place Boulevard, Austin TX 78730

Minutes

Call Meeting to Order

Board President, Jim Rumbo called the meeting to order at 6:33 pm.

Public Comments – round table discussion and brainstorm of ideas to address the excessive speeding along River Place and WMG.

Options to consider for traffic control:

- Awareness and Enforcement Campaign for the Community
- Speed bumps, speed cushions
- TCLOS manpower for monitoring, (Mr. Whittenton to check into this as a candidate resource for hiring. Frank Sheeman suggested that it be used to hire someone to enforce along Westminster Glen and along River Place Parkway.) and
- Radar signs triggering violator capture photos.

Roll Call – Quorum achieved

Board Members present: Jim Rumbo, Jesse Whittenton, and Richard Shedenhelm

Board Members absent: Julie O'Shaughnessy and Tad Cole

ACC Committee Representatives: Frank Sheeman and Terry Kahler

Resident Guests: Robert Murkovsky, Susan and Chris Belden

HOA Guest: Mike Reitzel, President, Glenlake HOA

RealManage: Mary Arnold and Diane Malloy

Approval Prior Board Meeting Minutes – Mr. Whittenton made a motion to approve board meeting minutes of April 21, 2015; seconded by Rick Shedenhelm and unanimously approved.

President's Report

1. **Land Lot (owned by Champions)** - Mr. Rumbo provided an overview of the Commercial Development in review along the corridors of City Park Road and RM 2222; and the potential impact to the community.
2. **Short Term Rental** –Mr. Rumbo asked if there had been any concerns from the neighborhood expressed about short term house leasing. It is not allowed per the CC&Rs. Mike Reitzel reported that Glenlake had had some problems with this and had not been able to enforce.
3. **Traffic Speed Summary from Signs:** - Terry Kahler shared the WMG Traffic Analysis (YTD) that shows the same traffic pattern noted historically with a slight increase in daily average speeds.

Manager's Report – Diane Malloy presented a brief summary of May financial status and violations that were left unattended.

Committee Reports

1. **Financial** - none
2. **ACC** – one ACC pending request reported for a sports court was actually found approved.

New Business

1. **Unconsolidated Neighborhoods/Collaboration** – Messrs. Rumbo and Reitzel shared with the group their concerns:
 - To safeguard the community Fire Station,
 - To be ready to mobilize community action based on the outcome of the ESD4 Board meeting scheduled June 17, 2015, and
 - To support election of a new ESD4 Board of Directors who will be compliant and conduct business in a responsible way (there is public record evidence suggesting mismanagement of funds).

Old Business

1. **Real Manage Services Contract** - moved to executive session
2. **2016 Fiscal Budget Planning** – Mr. Shedenhelm shared that the 2016 budget was sufficient to be supported by pre-existing assessment of \$300/year.
3. **DCCR and Violation Management** – Board agreed that violations are to be processed based on the currently recorded and filed enforcement policy dated December 2014.

Adjournment to Executive Session – Homeowners Excused

- **Homeowner Delinquencies** – two members, LM and CE, who have persistent unpaid accounts in excess of 1 year and who have received numerous letters to pay outstanding amounts and fines. See the unpublished delinquency report to confirm parties.
- **Referrals to Attorney** – board approved referral of two delinquent accounts to the attorney
- **RealManage Service Agreement** – Mr. Rumbo presented a Letter notice for Real Manage Contract termination to Mary Arnold and Diane Malloy. Interim status contracting ends without renewal on 7/31/ 2015.

Adjournment of Meeting: The meeting was adjourned at 8:15 pm.

The next meeting of the Board of Directors for Westminster Glen will be Tuesday, July 21, 2015 at 6:30 pm.

Begun by Diane Malloy, RealManage 7/14/2015;

Revised by Jim Rumbo, President, Westminster Glen HOA 7/21/15.