

Westminster Glen Homeowners Association, Inc.

Board of Directors Regular Meeting

Tuesday, July 21, 2015, 6:30 pm.

River Place Country Club

4207 River Place Boulevard, Austin TX 78730

Minutes

*Approved
8/18/2015
JK*

Call Meeting to Order

Board President, Jim Rumbo called the meeting to order at 6:30 pm.

Public Comments – John Burgin introduced himself to the group as a resident on Court of St. James for about 5 years. He determined that Jim Rumbo is the same person he knew, taught, and worked with more than 30 years ago.

Roll Call – Quorum achieved

Board Members present: Jim Rumbo, Jesse Whittenton, Julie O'Shaughnessy, Rick Shedenhelm, Tad Cole

ACC Committee Representatives: Frank Sheeman

Resident Guest: John Burgin, Court of St. James

Goodwin Management Guest: Aric Allen

Approval Prior Board Meeting Minutes – Mr. Cole made a motion to approve board meeting minutes of June 16, 2015; seconded by Rick Shedenhelm and unanimously approved.

Introduction of Aric Allen, Goodwin Management—Mr. Allen said that he has worked for Goodwin in various capacities for more than 9 years. Experience includes inspections, meeting management, and aspects of back office operations. He reported that he graduated from Concordia College and lives nearby in another subdivision that is actually managed by Real Manage. He is on the board there (so he has the opportunity to see the roles reversed).

Contract Considerations

1. **Goodwin Management Contract**—Ms. O'Shaughnessy expressed concerns about the need for cash accounting methods. Mr. Rumbo asked for explanation of the company executive summary information and dashboards. Principle concerns were the ability to track both expenditures and income and to not have wasted inspections during trash pickups. Mr. Allen said that the legislature is being watched carefully regarding new rulemaking that might impact both curable and non curable violations.

Mr. Rumbo asked if there were any concerns or comments on the draft contract language he distributed to all board members last June 14th. There were no concerns voiced. Mr. Rumbo asked about Mr. Allen's ability to attend support meetings. Mr. Allen replied that management preferred that he not have responsibility to take notes so as to focus on meeting content. He suggested that a person from his office might be retained to do this. Ms. O'Shaughnessy voiced approval. Mr. Rumbo requested authorization to pursue contracting with amendments with Goodwin Management. Mr. Cole moved and Mr. Shedenhelm seconded, the motion passed unanimously.

Mr. Rumbo commented that assessments had just been issued and that the fiscal year ended June 30. The late fees would be applied for nonzero balances as of 8/31. He noted that Real Manage had a major blunder by sending out late notices 14 days after the first notice for assessments due. He added that this appeared to confuse homeowners and created an unnecessary expense to the HOA by RM. The board agreed that reimbursement should be requested for any expenses associated with this early mailing, but it was too early to tell if billing for same was in place because there was no reporting by Real Manage.

2. **Travis County Sheriff Contracting** – Mr. Rumbo asked if there were any comments on the draft contracts that he distributed to the board earlier in June. He added that he still felt like the expenditures were a poor use of funds and hardly justifiable based on the measured results (only about 8 tickets per visit in addition to disrupted enforcement). He also said that the monitoring presence itself was actually significant to neighborhood morale.

Ms. O'Shaughnessy said that she and some neighbors had determined between 7 and 9:00am a team of people could slow the traffic down by circling Westminster Glen Avenue and that the board should poll the neighborhood about supporting this campaign with driving time. Nextdoor could become the communication platform.

Mr. Cole said that the traffic problem was actually a lot more complex than otherwise thought. He cited the numerous attempts to mitigate speed via speed bumps, stop signs, narrowing ROWs, speed signs, paid enforcement, and the perennial reply "you cannot do that" by Travis County staff. He said that it was unfortunate that the complainers could not see the work the board had done to get the problem solved and would not come to the meeting to support solution development.

Mr. Rumbo asked if Mr. Whittenton had learned anything from the retired officers' organization as a source for staffing private enforcement. Mr. Whittenton said that this was still outstanding. Mr. Sheeman suggested that the contract not need be by adjacent neighborhoods, but within driving distance.

Mr. Rumbo asked for the Board's approval to pursue contract with the TCSO with Ms. O'Shaughnessy as the coordinator. She said she would do this and hold the contract to be applied at just the right time, and in addition to other strategies. All thought this was a good idea. Mr. Shedenhelm moved and Mr. Cole seconded. The motion passed unanimously. Mr. Rumbo added that a separate contract was included that enabled the leasing of TCSO cars.

Mr. Rumbo asked if Mr. Allen could be the contact person for the contract and Ms. O'Shaughnessy as the coordinator for the contract. Both agreed. Mr. Rumbo clarified that the board has to execute the contract but that it would look to Goodwin to act as intercessory to avoid placing an address on the contract.

Manager's Report – None

Committee Reports

1. **Financial** - none
2. **ACC** – Mr. Sheeman said that a pending request regarding a playscape had been processed and there was nothing else to report.

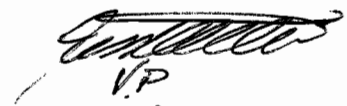
Adjourned to Executive Session-Homeowners Excused at 7:33p

Referrals to Attorney – no action had been taken on the LM and CE delinquent accounts addressed in the June meeting. Ms. O'Shaughnessy said that she would call LM as she suspected a miscommunication. Based on email history, she suggested the homeowner attempted to pay properly but that they were confused by the letters from Real Manage. The board elected to defer any action on LM pending Ms. O'Shaughnessy's findings.

The CE property was thought to be rented. Mr. Rumbo reported more than 9 letters sent to the owner and the fact he had personally called twice without response. Small claims court was discussed as an option, but discarded because judgments secured do not necessarily translate into cash in hand.

Meeting Adjourned at 7:58p

by Jim Rumbo, 7/22/2015.



V.P.