

Westminster Glen Homeowners Association, Inc.

Board of Directors Regular Meeting

Tuesday, April 21, 2015, 6:30 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

1. Elaine Pleshek, H.O. present to discuss front entrance lighting proposal; however decided to return at a later time to present to the board.

Roll Call – Quorum achieved

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

Board Members absent: Julie O'Shaughnessy

ACC Committee Representatives: Tom Lebsack and Frank Sheeman

Resident Guests: Elaine Pleshek, Rick Capozza

RealManage: Diane Malloy

Approval Prior Board Meeting Minutes

Lack of Quorum, no meeting minutes for March 2015

February 17, 2015 meeting minutes presented

Committee Reports

1. **Financial** - Manager Malloy presented financial summary. Board again requested cash accounting for future financial reports as we start the 2015/ 2016 fiscal year in July 2015.
2. **ACC** – nothing to report; all pending ACC submitted have been approved

Old Business

1. **Real Manage Services Contract** - Motion made by Mr. Rumbo to modify the March 31, 2014 fixed service contract proposal to reflect the essential services relevant to the Association as witnessed over the past six (6) months. This includes:
 - Quarterly board meetings
 - Twice a month inspections for violation enforcement
 - Cash accounting financial reporting
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 - Administrative service options such as specified number of mass mailings and email mailings to residents (this excludes statutory notices to residents that are gratis) be included in contract proposal for board review and decision.
2. **2016 Fiscal Budget Planning** – Mr. Sheldenhelm presented the 2016 budget input form to the board for the start of the 2016 fiscal year budget execution. Motion to accept the budget priorities as presented and reinstate a budget of \$10,000 for traffic enforcement. Motion seconded and unanimously approved with the edit.
3. **DCCR and Violation Management** – Mr. Cole motioned that in support of section 209 of the Texas Property Code, Westminster Glens HOA will implement the posted protocol of violation enforcement. And use the approved policy for Fine Enforcement as recorded in its governing documents for violations, First notice for noncompliance that includes the 209 property code of thirty days to cure and/or appeal. If not cured a second notice with a fine implemented will be sent to violator. Motion seconded by Mr. Sheldenhelm. Motion approved by three board members and opposed by Mr. Whittenton.

New Business

1. **RealManage ACC Module** – tabled for a later meeting pending discussions for process implementation between Tom Lebsack and Diane Malloy.
2. **Unconsolidated Neighborhoods – Collaboration** – Mr. Rumbo provided an overview of the need to band with Action Committees to gain improvements in transportation for the community and region in high traffic arteries: Four Points, Hwy 360, FM620, etc. Motion made to allocate \$10,000 of the 2016 fiscal budget towards Political Action Committee and other relevant initiatives that support community needs. Motion seconded and unanimously approved.

Adjournment to Executive Session – Homeowners Excused

- **Homeowner Delinquencies** – none
- **Referrals to Attorney** – none
- **Deed Restriction Violations and Facilitation** – Board wants to ensure that when fines are executed, the violation is “verified objectionable” per the governing documents.

Adjournment of Meeting: There being no other business the meeting was adjourned at 8:40 pm.
The next meeting of the Board of Directors for Westminster Glen will be Tuesday, May 16, 2015 at 6:30 pm.

Completed by Diane Malloy, RealManage
4.20.15