

Westminster Glen Homeowners Association, Inc.

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Monday, September 19, 2016

River Place Country Club

4207 River Place Blvd

Austin, TX 78730

Board Meeting Minutes

1. Call to Order

The meeting was called to order by Jim Rumbo at 6:30pm. Quorum was established by five board members in attendance: Jim Rumbo, Rick Shedenhelm, Tad Cole, Carolyn Beebe and Julie O'Shaughnessy. Also in attendance: Karen Vaughn and Jamie Richardson.

2. Approval of July 25, 2016 Meeting Minutes

The minutes were reviewed by the board and amended to move items #3-4 to Executive Session. *Tad Cole motioned to approve the July 25, 2016 meeting minutes as amended. Rick Shedenhelm seconded the motion. The motion carried 4-0, with Julie O'Shaughnessy abstaining from the vote.*

3. Officer Elections

There are two board positions open for election at the next annual meeting. Both Tad Cole and Rick Shedenhelm will seek re-election at the next annual meeting held on October 11, 2016. (These positions are for 2-year board commitments.)

4. Social (Christmas decorations) – Julie O'Shaughnessy

The Christmas light expense is \$3500 this year and approximately \$3000/year moving forward. *Julie O'Shaughnessy motioned to accept a Christmas light budget of \$3800. Carolyn Beebe seconded the motion. The motion carried 5-0.*

5. Traffic Report – Carolyn Beebe

The traffic report data cannot be pulled directly from the radar machines, but a report is provided from the officers patrolling the neighborhood. Invoices have still not been received for the eight dates Julie requested; Carolyn and Julie believe this must have been an error on their part. The patrols are scheduled fewer times in October and will be adjusted throughout November and December as needed.

6. Contracting—Tad Cole

The neighborhood has sustained significant increased cost for landscaping services from contracting with firms that have both legitimacy and insurance. Jim suggested that the HOA

seek a firm willing to indemnify the HOA through its work. Karen said that the HOA could not do this unless it was with an individual. No decision on next steps was made, but the issue of medical legal liability in future contract work should be explored more thoroughly. (The underlying problem that wasn't discussed is that insurance premiums can increase due to unmanaged risk with contractors.)

7. Approval of 2016-2017 Budget

The board reviewed the 2016-2017 budget and made the following revisions:

- a. Reduce Social Events to \$1200 total
- b. Remove \$5250 from Lighting in March
- c. Add \$3800 to Lighting in December for Christmas decorations
- d. Distribute the Lighting Supplies budget of \$1200 over twelve months
- e. Reduce Legal to \$3000
- f. Reduce Meeting Expenses to \$1200 (reflects quarterly meeting schedule and appetizers for the annual meeting) – Karen will follow up on \$250 board meeting charge from April to find out why this was charged to the HOA
- g. Reduce Maintenance/Repair to \$500 (we just painted the fencing last year)
- h. Increase Security/Monitoring to \$20,000 over 12 months
- i. Insurance is up for renewal October 5, 2016. The Budget number will be adjusted when new rates are received. Karen agreed to check the policy form for changes in exclusions and to report these changes to the board before adoption.

The board will vote on the finalized budget via email and before the announcement for the annual meeting so that the budget figures are firm.

The meeting entered executive session at 7:45pm. Executive session concluded at 7:56pm.

Jim reported on TxDOT, ESD4, and Champion Tract 3 meetings he has attended over the past several months. All these meetings require attention but imply a neighborhood response. Jim expressed concern about the general lack of regard for these issues. The underlying concern regards the political and social response to bureaucratic controls. Absence of good controls and planning will cause increasing pressures on reliable fire, emergency response, safety, and traffic counts. There doesn't appear to be any interest in monitoring or acting as a neighborhood group. The question about how to stimulate neighborhood interest in these matters was tabled.

Jim motioned to adjourn the meeting. Tad seconded the motion. There being no further business, the meeting adjourned at 8: