

Westminster Glen Homeowners Association, Inc.

Monday, April 3, 2017
River Place Country Club
4207 River Place Blvd
Austin, TX 78730

Board Meeting Minutes

Call Meeting to Order

The meeting was called to order by Jim Rumbo at 6:30pm. Quorum was established by the board members in attendance: Jim Rumbo, Linda Salomon, Erin Burgess, Julie O'Shaughnessy, and Carolyn Beebe. The residents in attendance were Jody Branson, Awny Rizkallah, Tom Lebsack, Belinda Gallagher, and Paul Parker. Karen Vaughn and Jamie Richardson were also in attendance.

Public Comments

A member requested for the board to make the Oak Wilt information easier to find on the Westminster Glen website.

Approval of March Board Meeting Minutes

The March meeting minutes were provided for review. *Linda Salomon motioned to approve the March 6, 2017 board meeting minutes as presented. Erin Burgess seconded the motion. The motion carried 5-0.*

Front Entrance Report – Belinda Gallagher

After the recent rain, there was an issue with runoff in the front entrance. This will be fixed with metal edging when Benchmark comes out to remove rock and put in the gravel. The work is expected to be completed within the next month. The metal edging will be an additional expense, and moving forward, Benchmark should send invoices to Goodwin directly. The board thanked the front entrance committee for their hard work. *Linda Salomon motioned to remove the aluminum sign from the median. Julie O'Shaughnessy seconded the motion. The motion carried 5-0.*

Traffic

Still waiting to receive the parts from the manufacturer for the radar sign. Jim also reported that there's a new radar sign distributor in town that also sells road humps.

Manager's Report – Karen Vaughn

Karen presented the YTD financial reports and delinquency report. \$1396 was paid upon cancellation of the landscaping contract to cover two months of service.

City of Austin Community Registration – Jim Rumbo

Westminster Glen is now registered with the City of Austin.

CONA update – Jim presented Laurie Moore's report

Elections are expected to be held at the end of April. CONA will monitor events that affect the neighboring community, maintain a current project watch summary, select projects and execute appropriately to achieve objectives, update and maintain the website, and assess non-members in the neighborhood to increase involvement.

Strobo Development – Jim Rumbo

Strobo agreed to revert back to residential zoning. Jim said that the loss of institutional knowledge creates an ongoing problem that will need to continue to be monitored.

ESD4/AFD interlocal agreement process

Erin Burgess said her insurance notified her that Westminster Glen still has an ISO4 rating. She will forward the email to Jim so he can follow up.

New Business – Revised ACC Enforcement Policy

The board discussed revising the ACC enforcement policy. The board will continue to examine the current policy and Karen will send the Smartweb information to the board. A notice will be sent out to remind residents they must have approval prior to making any exterior modifications.

Hearings at the State Capitol on Tuesday, April 4th regarding annexation

Linda encouraged all members to attend and sign in.

Next Meeting – Monday, May 1st

Alison Alter is scheduled to attend the May meeting. Jim will confirm Alison Alter's attendance and let Linda know so she can reserve a larger room for the meeting.

The meeting entered executive session at 7:12pm.

Linda Salomon motioned to re-enter general session. Jim Rumbo seconded the motion. The meeting entered general session at 7:20pm.

Linda Salomon moved that when fines/delinquencies reach a \$500 threshold, the management company can move forward with the collection process. Jim Rumbo seconded the motion. The motion carried 5-0.

The meeting re-entered executive session at 7:21pm.

Jim Rumbo motioned to adjourn. Linda Salomon seconded the motion. There being no further business, the meeting adjourned at 7:38pm.