

Westminster Glen Homeowners Association, Inc.
Board of Directors Meeting Minutes
River Place Country Club
Thursday, August 23, 2018

1. Call Meeting to Order

The Board meeting was called to order by Linda Salomon, President at 6:32 p.m. A quorum was established by the Board members in attendance: Erin Burgess, Jody Branson, and Belinda Gallagher. The Goodwin Management Association Manager, Karen Vaughn was also in attendance.

2. Public Comments

There were no public comments.

3. Approval of Board Meeting Minutes

Erin made a motion to approve the minutes from the May 2018 Board Meeting as written. Jody 2nd the motion. All were in favor and the minutes were approved.

4. Property Manager's Report

Karen Vaughn, Property Manager, reviewed the financial reports. The HOA is currently trending under budget. July started a new budget year for the HOA. Several houses sold in the last few months.

Dave Branson, resident, ask for new homeowner information. Karen will look into supplying this information.

5. Committee Reports

Social Committee

Erin discussed activities planned for the community.

It was noted a Pokeno night is scheduled for 9/12 from 7 pm to 10 pm and will be held at the Country Club. The HOA will cover the cost of pizza, tea, water and there will be a cash bar. Last service will be at 9 pm. Each person brings a \$10 wrapped gift and \$5.00 cash. This would be a quarterly event. Erin will send out an email blast about the night and put it in the Events section of Next Door. It was noted that if event information is put in the "Events Section" of Next Door, it will stay there until the event passes. Erin will ask Sarita about neighborhood email list.

There is no Halloween Party planned currently. Erin would like to see a new social committee chair volunteer.

The Holiday Party will be held the last Tuesday or Wednesday of November. Erin will also get with Sarita about the party and send out social media information.

It was discussed that there are usually two garage sales per year and they are posted on Next Door and Craig's List. Jody will obtain 4 new garage sale signs.

Architectural Review Committee Report

Stephanie, of the ACC committee, gave an update to the Board. A handout was given to the Board. The projects that have been approved were listed. It was noted that a reminder will be posted on Next Door reminding residents that all Sports Courts or additions need ACC approval. Homes for Sale were also listed.

Front Entrance Landscaping & Rear Monument Update Report

Belinda will be meeting with Tom to mark the spot for the monument/sign next week. The permits should be issued soon. Construction will begin late September or October. The wooden "No Soliciting" sign will be removed and new signs are being designed. The cost is unknown at this time. Sandra is helping with this project. When the design is complete with the cost, it will be presented to the Board before moving forward. Jody is still working on plants at the front entrance. Weed barrier will be put in and the location of some plants will be shifted. Stephanie will check with her lawn person to see if they are bonded and submit their name to bid.

Constable Report given by Jody. Constables have been giving out 3 to 4 violations per shift. Violations sky-rocketed the end of July to August 8th. 2 to 3 of the violations are WMG residents and the rest are workmen or people from other neighborhoods. It was discussed that the Constables should be given the bus schedule so they can follow buses for violators. They are issuing less warnings and more citations.

Linda spoke to Travis County about an update on the sidewalk. They are waiting on consulting firm. They will come out and Linda will go over how the Board would like the sidewalk to look.

6. New Business

CONA

Tony Iglesias – Coalition of Neighborhood Association (CONA) Representative was present and gave an update from the last CONA meeting. It was noted the City of Austin is changing the 100 year flood plain and residents can expect to see this sent out soon. Shephard Mountain has ask to be a part of CONA. Tony noted he is open minded about other communities wanting to be a part of CONA. Committee Members of CONA were asked to get the pulse of their Boards about adding new communities. Linda stated she felt it should not be based on neighborhood population alone, as WMG is not a large community. Tony handed out a list of the projects CONA is currently tracking in the area.

1. Champions Track 4 – 5-story hotel proposed – 1 year extension application expires Nov 26, 2018. CONA is working together with Courtyard (non-member neighborhood) to share information.
2. Champions Track 3 – Apartments/Senior Living – This is the largest project currently. It was announced Jonathan Coon has an option to buy the property. He would like to build the Senior Living Facility. Slate Development has granted Jonathan Coon an extension to the end of October.
3. Camelback PUD – Multi-Use Development along the Lake – This project is connected to the Champions Track 3. This property is owned by Jonathan Coon. The first public Commission Meeting is Tues., August 28 at the Parks and Recreation Board. It was recently agreed to lower max building height from 80ft to 60ft.
4. Parke 27 – Shopping Center and Office – This is between Home Depot & 4 Points Dr. – Original Site Plan filed in Sept 2017 and revised plan filed in June 2018.

BUDGET 2018/2019

Changes to the Budget were discussed. Additional funds were added to Capital Improvements to cover weed bearer, lighting, gravel, etc. Change in Legal Line Item made, as well as adding \$500 a month to Landscape line. Security/Monitoring was increased from \$12,000 to \$15,000.

It was decided a “NO DUMPING” sign in English and Spanish stating Violators will be prosecuted will be placed at Lot 21. This 16 acres will be cleaned up over time, as it is very costly. The only thing that the HOA can do is clear out dead trees/brush as it is a fire hazard.

\$27,500 will be moved from MMA to checking account.

A motion to approve the Budget as presented with changes discussed was made by Jody. Erin 2nd the motion. The motion was approved by all.

The Open Session of the meeting was closed at 8:08 p.m. and the Board went into Executive Session.