

Westminster Glen Homeowners Association, Inc.
Board of Directors Meeting Minutes
River Place Country Club
Thursday, January 24, 2019

1. Call Meeting to Order

The Board meeting was called to order by Linda Salomon, President at 6:30 p.m. A quorum was established by the Board members in attendance: Erin Burgess, Jody Branson, and Belinda Gallagher, and Sandra Schmitt. 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 August 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. In June financials will be more up to date when dues are paid by most residents. Trending to be \$4500 under budget.

5. Committee Reports

Architectural Review Committee Report

There have been four ACC applications submitted, and all were approved. The committee is working with the engineering firm on the sidewalk in the neighborhood. The county knows there are some WMG sidewalk connections missing. The plans for the new sidewalks will begin sometime in March. Linda will get more specific information when sidewalk project will begin and let residents know. The Landscaping at the front entrance needs trimming and this will happen in March. There was \$103 worth of damage from Christmas light install. The committee is working on having the landscapers reimburse the HOA. There is \$1600 to \$2000 needed for back entrance landscaping. This will be on hold until the budget expenses so far can be determined. Drought tolerate landscaping will be added to the back entrance in March.

Jim gave an update on Firewise Initiative. A handout was given to the Board. Links to new maps from Nate Casebeer were provided to help residents understand about being Firewise. Map Maker changed to AFD and will hopefully have evacuation plan in place by

May. The Protect My Home link is a great resource for residents to learn how to protect their home as it relates to trimming trees, etc. The committee would like to accelerate the number of residents who have assessments done. The AFD Evacuation route planning by neighborhoods is not finished yet.

A list of how premium reductions can occur was presented.

In 2018 it was noted there have been more than 100 hours expended in volunteer hours supporting Firewise.

Jody noted that Lot 21 will be walked by the Landscapers this week.

Karen was ask to send a letter to Phase 3 neighbors about the chipper being behind their homes working on clearing brush. Jody will let Karen know when this needs to happen.

Jim will put on Next Door the Firewise information.

The Firewise volunteers need two homes to access for training on February 16th. Sandra noted her home would be available.

Jody noted she went to the Meet and Greet for the Senior Living Center. Instead of the 500 apartments that were planned, there will now be 124 Senior Living units, which are private pay targeting high end markets. There will be 108,000 square feet of building and 3 1/3 acres of impervious cover. The project will begin end of 2019 and take 18 months to finish.

It was also noted that a 2nd right hand turn will be added off FM 2222 at City Park. Also a 2nd left hand turn will be added off Courtyard.

CONA

Tony Igleis – Coalition of Neighborhood Association (CONA) Representative was present and gave an update from the last CONA meeting.

1. Champions Track 4 – 5-story hotel proposed - 3rd extension was requested for the site plan. Cona is going to oppose this plan. There is another hearing on Tuesday. The Developer met with Cona and wants to go from proposed 70,000 sq. ft. to 120,000 sq. ft. They can appeal this to the Austin City Council for their existing site plan. There will then be another round of talks/meetings.
2. Champions Track 1 – Storage Facility – This project is slated to break ground in September.

Linda noted there has been a culture change in the tenor on Cona Board, which has helped to increase the involvement. There will be residents needed to show up at city Council Meetings in the future. The Board will let residents know when volunteers are needed. Resident volunteers are needed to help split up the work.

Social Committee

It was noted a Pokeno night is scheduled for 1/31 at the Club. Sherry has posted this two times. This is a white elephant event.

6. New Business

It was requested by resident, Craig Folkman, that there be a mailing to the residents with the Annual Dues Notice that recaps the past year and the present year.

The Open Session of the meeting was closed at 7:25 p.m. and the Board went into Executive Session.