

Minutes of the 03/07/2011 Meeting of the Georgetown Crossing HOA Board

A meeting was held of the Georgetown Crossing Homeowner's Association Board of Directors at 1221 Ascot Street, Georgetown. Called to order at 7:00 PM.

Present at the meeting were board members Lynn Haag, Vern Dawson, Scott Eberle, Mike Abbott and Robert B. Also present were Alliance property manager, Veronika Evans and Dan Henderson, board secretary.

1. Property Manager's Report

The meeting began with a property management report from Veronika Evans.

A. Presentation for new board members

Veronika gave a presentation introducing Alliance Property Management to the board including general roles and responsibilities for board members.

Much of the information concerning Alliance was similar to that available on-line currently at

<http://www.associaonline.com/sites/alliance-association-management/association-management/Pages/default.aspx>

This includes discount and savings programs available to homeowners through Alliance.

Roles and responsibility discussed included the need for the board members to be good communicators, to stand by the decisions made by the board, and to disclose conflicts of interest. It was mentioned that the board had an obligation to the homeowners to provide services to the community and protect and maintain property values.

B. Financial Report

Veronika gave a financial report, being an update of the information presented at the Annual Association meeting. As of February 29th, 2012 Cash Assets were \$312.48 and the Accounts Receivables were \$4313.10.

C. Other

Fence repairs as authorized by the board in 2011 were completed per board instructions. The board received notice that the new drainage fee from the city of Georgetown, effective after March 1st would now be \$4.74 per billing period.

2. Old Business

A. Garage Sale

The board took action to authorize a community-wide garage sale to take place April 21st from 7:00 AM to 3:00 PM. Alliance was authorized to support the garage sale by the placing of advertising signs as appropriate.

Though there was discussion on a number of ways in which the board might raise funds in conjunction with the garage sale and the possibility of holding the sale at a central location, no such motions were put forward.

B. Discussion on Violations of Covenants and Regulations

The board spent considerable amount of time discussing violations of covenants and regulations and what actions the board should take regarding these. There was considerable discussion about the need to foster a helpful attitude in enabling members to maintain their property rather than sending violation notices.

The board discussed the need to take in to account drought conditions and the need not to ask homeowners to replace sod or trees when watering restrictions would not allow the replacements to be properly maintained.

The board passed a resolution for the property manager to author a resolution regarding basketball goals. The intent of the resolution would be to state that the board would not send out violation notices specifically for basketball goals on a homeowner's property. Once drafted the resolution would be sent to the board for approval, reviewed by legal and recorded later in the year.

The secretary was also directed to publicise the new resolution on the HOA website once it was signed as well as additional information about activities the board would take to repair hard-feelings about violation notices including a limited-time moratorium on landscaping violation notices.

3. New Business

A. Landscaping Contract

The board discussed what was covered in the current landscaping contract and whether or not the same or similar services could be provided at a lower cost. In addition to the possibility of changing landscaping companies; the option of the association providing equipment and having association members doing the work was discussed.

Veronika Evans agreed to review the current insurance contract and provide information on what liability coverage was available for such activities.

In addition Veronika was to gather landscaping bids from multiple companies and review with the board.

B. Association Checking Account

The board resolved that all checks issued on behalf of the association would need to be signed by a representative of the management company and either the Board President or Treasurer.

To facilitate this Alliance will be sending checks to the Round Rock office to allow one of the officers to co-sign.

C. Assessment Fee for adjacent lots combined into a single parcel

Georgetown Crossing Ph 2, BLOCK C, Lot 33 and 34 were sold to the current homeowners. One lot was developed with a house, and the other lot was not.

At this meeting, it was asserted that the two lots were combined into a single lot and that therefore, the homeowners of two should only be assessed one assessment for the property instead of an assessment for each lot, as had been the case.

The board resolved that Alliance should research the status of the property and if only one assessment should be charged, Alliance should adjust the billing records accordingly.

Vern Dawson, as an owner of the parcel in question abstained from the vote.

Veronika Evans subsequently reported that review of tax assessment records at the Williamson Appraisal District show the two lots are single parcel for tax purposes (reference <http://search.wcad.org/appraisal/publicaccess/PropertyDetail.aspx?PropertyID=228087&dbKeyAuth=Appraisal&TaxYear=2012&NodeID=11&PropertyOwnerID=306729>)

After a legal review, Alliance has adjusted records to apply a single assessment to the entire parcel.

D. Survey

To better facilitate communications between the Board and the Association at large, the board requested that Veronika Evans craft a survey concerning community interest and willingness to volunteer. Once approved, the survey would be posted by the secretary on the gtxhoa.org website.

E. Revisions to Community Documents

The board expressed a desire to amend the Association bylaws. The board resolved that

Veronika Evans would create and publish a proxy that homeowners could sign allowing the board an extended period of time to vote on amendments to community documents on behalf of the association members represented by proxy.

F. Board Terms

The board resolved that the term of office on the board for members Lynn Haag, Robert B. and Vern Dawson would run for three years; Mike Abbott and Scott Eberle's terms would run for two years.

G. Next Meeting

The board set the meeting for Monday, April 16th at 6:00 PM.

4. Executive Session

The board discussed followup by Alliance with a homeowner having a potential ongoing violation. No fines were discussed during the session.