

**The Preserve Homeowners' Association**  
**P.O. Box 163772**  
**Austin, TX 78746**  
**www.preservehomeowners.com**

February 11, 2001

**Minutes from Meeting on February 4, 2001**

The annual meeting of The Preserve Homeowners' Association was held on February 4, 2001 at the home of Bill and Charis Bennett. Bill Bennett, President, called the meeting to order at 7:23 p.m.

Fifteen households were in attendance, as follows: Nancy and Jim Rogers, Bob and Melodie Summersett, Tom and Sandra Gunn, Fred and Mariel Falbo, Robyn Sperling, Carol Barnett, Larry White, A.J. Bialkowski, Tom Fornoff, Pam and Ron Rogers, Lee and Carrie Little, Christine Wakeland, Jeri Moe, Bill and Charis Bennett, and Lauren Mezaraups.

A quorum was met.

Melodie Summersett, Secretary, read the minutes of the HOA meeting of January 23, 2000. No changes were noted.

Pam Rogers, Treasurer, presented copies of the financial statement for the HOA, a copy is attached for those who were not in attendance. A discussion of the budget ensued. Landscaping was up from the previous year due to the additional landscaping work performed on Westlake Drive and the entrance to The Preserve. These additions were approved at last years Preserve Meeting. The water bill was also up due to the necessary watering of the new vegetation and extra hot summer as well as an undetected water leak on the irrigation system. We only have \$600 in our account now. It was mentioned it would be nice to build up a reserve.

Larry White, Vice President, summarized the landscape maintenance performed on the Preserve common areas in the past year. He also discussed suggestions for 2001. A copy of his report is attached for those who were not in attendance.

Melodie Summersett reported (for Valerie Luessenhop who was unable to attend) on activities of the Architectural Control Committee ("ACC") this past year. A copy of her report is attached for those who were not in attendance.

New Business:

- A. PHOA Website – The Preserve now has a website:  
<http://www.preservehomeowners.com/> that includes a current address list, plat map, the most recent copies of the Preserve Bylaws as well as the Preserve

Covenants, Conditions, and Restrictions (CC&Rs), the PHOA officers, a bulletin board, and a link to the Travis County Appraisal District. The website was created primarily so that we could have a central location for the most current Bylaws and CC&Rs. The website was not linked to any search engines. Kudos to Larry White and Bill Bennett for getting this done.

- B. 2001 Social Activities – Melodie Summersett will coordinate the Preserve Halloween Party which will occur on Saturday, October 27, 2001. Highlights will include pumpkin races for all ages. The Little family brings this Halloween tradition from their old neighborhood in California which features carved pumpkins, each with a lit candle on 2 axles with wheels. If you are interested in helping with the Halloween Party; coordinating a Preserve women's coffee; or would like to coordinate or host a Preserve Holiday Party, please let Melodie know.
- C. Preserve Bylaws – Bill Bennett observed that the PHOA Bylaws did not mesh with actual PHOA practices. For example, the PHOA is supposed to elect a board who then names the PHOA officers. In practice, the PHOA actually elects the officers directly. As a result, the PHOA Bylaws were updated and approved by the PHOA 2000 officers. A copy is attached for those who were not at the meeting. Kudos to Bill Bennett for spending a lot of time on this effort.
- D. Preserve CC&Rs – This document was originally created by the Preserve developer and is also in need of updating. However, to change this document a majority of the homeowners must approve any changes. Please take a moment to read these on the website. If you would like to take ownership of updating the document or have any suggestions, please contact Bill Bennett.
- E. No Solicit Sign – A no soliciting sign was discussed. It was decided that a neighborhood no soliciting sign was not necessary but residents should be cautious as many recent solicitors have been verbally abusive and in general work for for-profit organizations. It was noted that several "college students" have claimed to live in the neighborhood but don't.
- F. No Outlet Sign – Bob Summersett will call the county to investigate a No Outlet sign to be placed on the Stop sign at the corner of Hidden Canyon Cove and Canyon Crossing. He will also ask them to move the Westlake Drive address sign so that it can be seen from Westlake Drive. He will ask them to repair the damaged curb at the corner of Westlake Drive and Canyon Crossing.
- G. 2001 PHOA Budget – Pam Rogers presented a proposed budget which included a proposed annual assessment of \$450 for each homeowner. A copy is attached for those who were not at the meeting.
- H. 2001 Assessment – Jeri Moe made the motion that the 2001 PHOA annual assessment be \$450 for each homeowner. Tom Fornoff seconded the motion. A vote was taken and the motion passed. A bill for the assessment is included with the distribution of these minutes.
- I. Dogs – A reminder that our declaration includes a requirement that all dogs be leashed. Also, Melodie Summersett mentioned that the Ryan's who have moved a couple of streets over on the lake recently had 1 puppy dragged off their property and killed and another one severely maimed. Both of these incidents

happened at different times and it appears were done by one or more dogs from Rockcliff. Be Careful!!!

- J. Address Markers – Jeri Moe suggested that the neighborhood might want to have addresses painted on the curbs to make it easier for emergency vehicles to see at night. No one took ownership of this project. Could an emergency vehicle find your house at night????

Election of New Officers – Motions were made, seconded, and passed to elect the following individuals as Officers for 2001:

President:	Bill Bennett
Vice President:	Larry White
Secretary:	Melodie Summersett
Treasurer:	Charis Bennett
ACC Chair:	Jeri Moe
Members:	Carrie Little, Sue Chalmers, Carol Barnett, Bob Summersett

Attached is a copy of the current Preserve Address List. Please take note that we are now communicating electronically. As such, please make sure we have your current e-mail address. We are also adding children's names to the list. Please let Melodie Summersett know about any changes/updates.

The meeting was adjourned at 8:30 p.m.