

**The Preserve Homeowners' Association**

P.O. Box 163772

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[www.preservehomeowners.com](http://www.preservehomeowners.com)

Minutes of meeting held January 8, 2006:

The annual meeting of The Preserve Homeowners' Association ("PHOA") was held on January 8th, 2006 at 4101 Hidden Canyon Cove, the home of Vic and Vittoria Yones. Vic Yones, President, called the meeting to order at 4:15 pm.

Thirteen households were represented in-person and proxies were on-hand for five additional families. Present were Al Bialkowski, Lee Boyd, Laura and Joe Dalton, Tom Fornoff & Valerie Luessenhop, Henry and Teresa Green, Lisa Jessup, Carrie Little, Lauren Mezaraups, Rich Sperling, John & Tina Stockton, Bob & Melodie Summersett, Larry & Terry White and Vic & Vittoria Yones. Represented by proxy were the households of Mark Young, Frank Greenburg, Sue & Steve Chalmers, Bill Ball and Moris & Claudine Simson. The Secretary, Tina Stockton, declared that a quorum was represented.

The minutes from the previous annual meeting were approved as written.

Following the approval of the minutes, note was made of Christine Heath's passing and that the PHOA had contributed \$100 to the charity that their family recommended. Additionally Tina Stockton was acknowledged with a bouquet of flowers for her above and beyond contributions to the neighborhood.

John Stockton, Web-master gave a brief introduction to the Preserve HOA Website and demonstrated various features included in the site. A discussion ensued about allowance for a dues deduction for this position.

Larry White, Vice President, summarized the landscaping improvements and maintenance highlights for the past year. This year the activity was dominated with efforts associated with the street light installation at the corner of Hidden Canyon Cove and Canyon Crossing and the west entrance island, irrigation control replacement at the main entrance and repair of "Meek" island lighting. Our landscape maintenance vendor, Green Three, kept fees constant this year (\$3,600/year) despite indications that an increase was imminent. Additional holiday lights were installed through the volunteer efforts of the White and Stockton families, and removed at the end of the season by the same families and Lee Boyd.

Laura Dalton, Treasurer, provided a reporting of the past year's financials with an overall income of \$10,478, total expenses of \$17,154 and an ending cash balance of \$804. Our insurance agent decided to take our business after all.

Terry White, Architectural Control Committee ("ACC") Chairperson, reported that only one set of plans had been submitted this year, by the Koesters, and had been approved.

Laura Dalton, Treasurer, submitted a budget proposal for 2006 of \$18,000 of income, \$16,825 of expenses, and a projected ending cash balance of \$1,979 (note: this ending balance includes an additional \$500 to be allocated to the entertainment budget line-item). The homeowners' dues are to be increased to \$600 per household for the year. Discussions about the budgeting process, alternatives assessment mechanisms, adding more detail to the budget, including breaking-out the landscaping maintenance and allocating approximately \$100/year (Sunshine Fund) as a part of the Miscellaneous budget line item. Additionally a general desire to bring back a catered social or dinner towards year-end was voiced by multiple people. An Officer dues credit of \$100 for each of the five PHOA Officers and Web-Master in consideration of their service were motioned and

approved. A motion to approve the presented budget was made, seconded and approved.

**Resolved:** That the dues assessment for 2006 shall be \$600 per home.

Vic Yones, President, presided over a discussion of other new business items. Motions were made, seconded and approved for the following resolutions.

**Resolved:** That two amendments be made to Section 3.02 of the Preserve By-Laws which allow for the PHOA Board to assess up to a \$1,000/month penalty for continued non-compliance with provisions of the CC&Rs (new Paragraph "O") and \$50/month financial penalties for late payment of homeowner dues and for prolonged violations, (new Paragraph "P"). An amended By-Laws document will be distributed electronically through the web.

**Resolved:** That Section 4.01 Paragraph 1 of the CC&Rs be amended to allow Hardiplank material to be used on houses, but not counted as Masonry in the percentage composition calculation. Vinyl siding was also discussed and specifically excluded from the permissible exterior materials list. An amended CC&R Document will be distributed electronically through the web.

**Noted:** The incoming 2006 Board of the PHOA shall consider various potential options to either motivate others in the neighborhood to participate in leadership positions, or at least further compensate those that volunteer year after year. Two alternative schemes were discussed during this meeting. One involving having a lottery and buy-out option for unfilled positions and another which involved increasing dues deductions (or eliminating entirely HOA dues) for officers. Of particular concern was the positions of VP (Landscape) and Treasurer, which everyone agreed should have more compensation than they do currently.

**Noted:** Val Luessenhop made a point that in neighborhoods where outside and street lights are not on there is a higher crime rate. She suggested that all neighbors try to keep their houses appropriately illuminated at night.

Nominations for, and voting on 2006 PHOA Officers and ACC Chairperson took place by a show of hands.

**Resolved:** The following officers were elected for 2006:

President:	Joe Dalton
Vice President:	Lee Boyd
Treasurer:	Mark Young
Secretary:	Sue Chalmers
ACC Chair:	Bob Summersett

Additionally there were two additional non-board positions created, one for the Social Chair, to which Henry Green volunteered and the Web-Master to which John Stockton volunteered.

**Noted:** At the end of the meeting Henry Green passed out flyers for proposed Poker and Gourmet Clubs. Henry has started the job of Social Chair off with a bang.

The meeting was adjourned at 6:10 pm.

Respectfully submitted,

[Tina Stockton signature]

Tina Stockton, Secretary  
January 8, 2006