

Board of Directors Meeting
Monday, September 16, 2019
Minutes

- I. Call to Order – The meeting was called to order by the Board President Brett Funderburg at 7:04 p.m.
 - A. Determination of Quorum – Board Members present: Mark Weaver, Russell Jakala, Brett Funderburg, Randy Lawson, Cheng Wooster, and Jettie Nasrallah which constituted a quorum.

Present from Spectrum Association Management: Denise Johnston
 - B. Reminder of Code of Conduct for attending BoD meeting – Board President, Brett Funderburg reminded those in attendance of the Code of Conduct during the open Board Meeting.
- II. Homeowner Open Forum (Limit 2 min / person) –
 - A. A Homeowner asked if there were any handouts or presentations for the membership. The Board informed those present that this was strictly a Board Meeting to conduct Board business and that there would be an additional question and answer period at the end of the meeting.
 - B. A Homeowner posed a question about adding lights to the stop sign on Boulder Lane to assist with the issue of people running the stop sign. Randy stated he would investigate.
 - C. A Homeowner asked if any research had been done into hiring a goat herder for greenbelt maintenance. The Board informed the Homeowner that Dave Marshall is currently investigating this.
 - D. A Homeowner asked if any consideration had been given to adding speed bumps to Boulder Lane. The Board informed the Homeowner that the HOA does not own the roads and that the City of Austin would not consider that option.
 - E. A Homeowner had a question about high speed internet. They were told that would be information they would need to gather from their service provider.
 - F. A Homeowner had a question about the fees charged for paying their bill electronically through SpectrumAM website. Denise Johnston informed them that if they use their bank's bill pay system, there is generally no fee.
- III. Approval of Prior Meeting Minutes from July 15, 2019 – The July 2019 Meeting Minutes were provided to the Board of Directors. The minutes were reviewed, and no changes were noted. Brett Funderburg made a motion to approve the minutes as written, the motion was seconded by Russ Jakala, the vote was unanimous, and the motion carried.

- IV. Review of Financials – Denise Johnston reviewed the financial standing of the association as of August 31, 2019. All accounts are in good standing.
- V. Old Business
 - A. Mark Weaver reviewed all electrical repairs and upgrades that have been completed and the items still to be addressed.
 - I. Denise Johnston to source bids for the light pole needed for the dumpster and parking lot camera.
- VI. New Business
 - A. 2020 Budget Approval
 - I. The 2020 Budget was reviewed line by line by the Board. There were some minor adjustments made.
 - I. Items to be addressed in 2020 outside of normal operating budget items:
 - I. Tennis Court Cracks
 - II. Landscape Improvements
 - III. Dumpster Enclosure
 - IV. Increase of Traffic Patrols
 - V. Security Camera Upgrades
 - VI. DSDD Investigation and probably installation on Chestnut Ridge
 - VII. Pump Room Electrical
 - VIII. Community Events with HelloNabr – Cheng Wooster to get preferred dates to Denise to coordinate with vendor
 - II. Brett Funderburg made a motion to approve the revised budget with a 10% assessment increase to \$484 annually per household. The motion was seconded by Russ Jakala, the vote was unanimous, and the motion carried.
 - B. Insurance – Three insurance proposals were presented to Brett to review after the meeting.

All Committee Members and Homeowners excused

- XI. Executive Session
 - A. Russ Jakala reviewed the decision to change landscape vendors. There was Board Discussion as to the need.

- I. The consensus of the Board was to move forward with approval of the contract with the new vendor effective December 1, 2019, and to non-renew the contract with the current vendor as of December 4, 2019. Denise Johnston to notify the current vendor mid to late October 2019 of non-renewal. Brett Funderburg to email Denise Johnston with the approval to move forward in writing.
 - B.
 - C. Homeowner Aging Report – Denise Johnston reviewed the Homeowner aging report. The Board voted to send 3 Homeowners to legal, and to move forward in the foreclosure process on 6 Homeowners
 - D. Review Homeowner Violations Report – Denise presented the Board with the most recent report.
 - E. Next Board Meeting November 18, 2019
- XII. Adjourn – The meeting was adjourned at 10:12 p.m.