

**PRESIDENTIAL MEADOWS
BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 27, 2016
MINUTES**

Joan Aalbers, President called the Board of Directors meeting to order at 6:30 P.M. at Presidential Meadows Community, 12220 Dwight Eisenhower, Manor, TX.

A quorum was established. The following members of the Board of Directors were present:

Joan Aalbers, Alex Rapp and Delia Arellano

Others present:

Bobby Humphries Community Manager, was present representing Goodwin Management, managing agent for the Association.

Gerald Aalbers, ACC Committee

Consideration of Unapproved Minutes

The September 22, 2016 Board of Directors meeting minutes were approved by common consent.

Homeowner Comments

- Homeowner question on dos and don'ts on Halloween decorations (e.g. lights on house).
Answered: Holiday decorations may stay on a home 30 days after the holiday.
- Speed bumps along Abraham Lincoln Street. Vehicles are speeding with children playing in the neighborhood.
Answer: The streets are owned by the County. Residents should call the County to complain about the vehicles speeding through the neighborhood and request speed bumps. Recommendation to contact county sheriff to patrol the area.
- Violation was received for an item identified incorrectly.
Answer: Contact Management Company to let them know the item was identified incorrectly.

Treasurer's Report

The Treasurer Report was provided by Bobby Humphries, Goodwin Management. All transfers from previous management company is complete.

Committee Report

- Community Garage Sale: The garage sale was a big success.
- ACC Committee: The committee is currently reviewing two request.
- Pool Committee: The pool committee has not met. A meeting will be requested to talk about the pool season.

Old Business

- Security Cameras – Bobby received notification from RMD stating work to install cameras would be completed. Bobby will obtain install date.

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- Amenity Center Vandalism – A letter was received from Travis County Juvenile indicating payment would be paid in installments beginning in October in the amount of \$312.50 for 8 months. The payment is reimbursement of insurance deductible.

New Business

- Porter Service for Pool – A quote was received from Auto Air. Bobby will obtain clarification regarding trash removal.
- Trash removal at Pocket Parks – Bobby will contact the landscape company to inquire on trash removal at pocket parks.
- 2017 Budget – The budget was sent to Goodwin for review. Alex will make some minor adjustments and resend the budget for review.
- HOA Insurance – Insurance renewal has been received. Alex motioned to accept the HOA Insurance; Delia seconded the motion. Approved by common consent.
- Basketball Lights – The lights are currently not working due to a faulty timer. A new timer will be purchased and installed.

Executive Session

1. Hearing with Resident was held from 7:30 – 7:45.
2. Developer Follow up – The developer has not responded to any correspondence. Bobby will ask the attorney questions regarding assessment payments.
3. Violations – Reviewed
4. Delinquencies – Reviewed
5. Austin Pool Pro's Recommendation – A list of items for repair was submitted. Bobby will contact vendor to proceed with repairs in February 2017.
6. Foreclosures – Motion was made by Alex to proceed with foreclosure on four properties; Delia seconded the motion, passed by common consent
7. Liens – Bobby will confirm liens were processed by previous management company.

Adjournment

The Board of Directors will met at Presidential Elementary School for the HOA annual meeting. The meeting is scheduled on January 26, 2017, 7:00 P.M.

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Delia Arellano, Recording Secretary