

**PRESIDENTIAL MEADOWS
BOARD OF DIRECTORS MEETING
THURSDAY AUGUST 23, 2018
MINUTES**

Joan Aalbers, President called the Board of Directors meeting to order at 6:30 p.m. at the Presidential Meadows Amenity Center, 12220 Dwight Eisenhower, Manor, TX.

A quorum was established; the following members of the Board of Directors were present: Joan Aalbers, Alex Rapp, Genaro Melendez, Jacob Reynosa and Brian Moore with Goodwin Management.

Treasurer's Report

Current financials look good
Received budget template
Need to review 2019 budget and include all committees
Meeting set for 9/10/18 at 7pm to review 2019 budget

Committee Reports

ACC Committee:

House on White House has been repainted.

Amenity Center Committee:

Currently two rentals for the month of August.

Need to determine what to do with flooring after pool season.

Social Committee:

Nothing to report.

Pool Committee:

Second gate to pool was repaired.

Reviewed pool attendance for 2018; low attendance in the AM.

Need to get with Austin Pool Pros about sealing the pool and cost to repaint kiddie area.

Pool Leak is still an outstanding issue; Brian to follow up on this.

Neighborhood Watch Committee:

Nothing to report; not sure if there is a committee at this time.

Landscape Committee:

Trees around the Amenity Center and Basketball Court have been trimmed.

Landscape committee formed; two new neighbors have joined.

Need to get with Hess Lawns to review contract and outline what is currently being done and not being done.

OLD BUSINESS

April, May, June minutes approved; moved to quarterly meetings so no July minutes.
Graffiti at the entrance - Brian to contact Jim Unruh on this.

NEW BUSINESS

Annual HOA Meeting tentative for the 3rd Thursday in January 2019 (1/17/19).

Joan to contact PMES to confirm the date.

Email about VAN POOL available through CAP METRO

Alex to get with the Web Master to post on the HOA website

Brian to Contact Cap Metro as well

Board Items Voted on Via Email:

6/22/18 Irrigation electrical install consideration for powering remote irrigation. Estimate - If interested we can get a work up quote anywhere from \$3500-\$10000. 6/23/18 Approval sent to Property Manager to inform vendor that the Board agreed on conventional setup.

7/19/18 Brian sent an email with deed update and the Attorney asked if the Board would like her to draw up deeds to transfer the properties that the HOA will ultimately accept.

Approved- 7/10 Email sent to Property Manager that the Board approves the Attorney draw up deeds to transfer the properties that the HOA will ultimately accept.

7/27/18 David Hess sent an email for irrigation repairs, Estimate #01539. Cost - \$460.88

Approved. 7/28 Approval for estimate #01539 sent to Property Manager to inform vendor.

8/2/18 Jim Unruh estimate for Amenity Center repairs. 8/3 Email sent to Board for review and approval and potential resolution to prevent fence jumping. Completed- No action taken

8/17/18 David Hess sent an email for irrigation repair estimate # 10581.

Cost - \$1009.15 Approved. 8/17- Email forwarded to the Board.

8/20 Approval sent to Property Manager that the Board approved the irrigation repair of estimate #01581.

HOMEOWNER COMMENTS

A homeowner requested a vote of "No Confidence" in the HOA Board. He is asking for a 90-day extension to establish a quorum to vote certain members of the board out.

Property Manager (Brian Moore) will confirm protocol for a 'No Confidence' vote and will determine if such a vote can be requested since the Board is still controlled by the Developer.

Homeowner requested a possible change to pool hours or possibly allow it to be accessed after lifeguards are gone (swim at your own risk).

EXECUTIVE SESSION

Violations - Reviewed

Delinquencies - Reviewed

Repainting of Home on White house

ADJOURNMENT

The Board of Directors will meet at the Presidential Meadows Amenity Center for the next Board meeting Thursday, November 8th, 2018 at 6:30 p.m.

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Jacob Reynosa, Board Member