Joan Aalbers, President, called the Board of Directors meeting to order at 6:30 p.m. at 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 Curtis Mercer.

**Nomination for Secretary**

Genaro Melendez volunteered to be Board Secretary. Second by Alex Rapp. Board unanimously approved.

**Minutes**

* November 14, 2018 Quarterly Board meeting minutes had been approved via an email vote.
* January 17, 2019 Annual Meeting minutes were approved by common consent.

**Financials**

* Financial report was given by Alex Rapp, Treasurer.
* Joan will ask the property manager for the requested budget items to be adjusted.

**Committee Reports**

Amenity Center:

* Joan reported the amenity center floors have been tiled.
* The committee now has 3 members to assist with rentals.

ACC: Committee member reported they are working on one application.

Landscape:

* Jacob reported the committee plans to meet next week.
* They need more information on the irrigation system.
* Hess Lawns is almost complete with tasks asked to do.

Neighborhood Watch: Heather left a message for Sgt. Mansaray, Neighborhood Watch contact, to return call so they can set a meeting for the homeowners.

Newsletter: Jessica introduced herself and will be asking committee chairs send her information for the newsletter she plans to publish in March.

Pool:

* Joan reported the pool swimming season opens Saturday, May 25, 2019. Hours will be 9a.m. – 8p.m. Residents to follow the same process as last year in April to be ready for the pool season. An email blast will go out to all homeowners with the instructions.
* Jacob reported that the pool expansion joints will be sealed prior to the pool opening. He will also check the condition of the pool furniture.

Social Committee: Brande reported the February 17 meet and greet event was a great success. An Easter egg hunt is tentatively scheduled for April 13.

**Old Business**

* Joan will follow up with the property manager on the status of the Travis County License Agreement with the Association and the Deeds transfer from the Declarant to the MUD and Association.
* Maintenance Repairs:
  + Parking lot LED light installation is almost completed. Waiting for basketball lights to come in for installation.
  + Two basketball court repair proposals were reviewed.
    - Motion by Alex to have Sports Court to resurface the court pending review of contract. Second by Genaro Melendez. Unanimous
  + Securing trash cans and benches will be added to T.F. Harper bid.
  + Landscape Committee will look into benches and tables for pocket parks.
    - Motion by Alex Rapp: Landscape committee will get a finalized cost on 4 anchored tables and 8 benches for parks. Second by Curtis Mercer. Unanimously carried.
  + Jacob will obtain quotes for upgrading entrance lights to LEDs, adding electrical outlets to both sides of the entrance and have a qualified electrician review the current electrical setup to present in the May quarterly meeting.

**New Business**

* Reserve Study discussed. Motion by Alex made to do a reserve study, seconded by Genaro, vote unanimously carried. Joan to ask Property manager to obtain 2-3 quotes for a reserve study for Board to review.
* Community wide garage sale schedule for Saturday, April 6, 7 a.m. to 3 p.m. Goodwill truck will be at the amenity center parking lot from 2-4 p.m.
* Bulk trash Pickup: Round Rock Refuse will not provide a bulk trash pickup. Curtis to check on cost of a refuse trailer.
* Shred Day discussed. Alex made motion to have Shred Day at the cost of $800 for 4 hours. Second by Jacob. Unanimously carried. Joan to make the arrangement and get the word out.
* Fourth Quarter Association Business Voted via Email:
  + 10/22/18 - David Hess sent an email for irrigation estimate #01659 to replace non-working wireless rain/freeze sensor at pool area. $195.93. Approved
  + 10/30/18- Property Manager forwarded new invoice 27682 from Niemann & Heyer, L.L.P. $1800.00. Approved
  + 11/28/18 - Social Committee (Brittany) sent proposal to have holiday lights at the main entrance. $2,092.94. Approved.
  + 11/28/18 - Need 2 electrical plugs at the main entrance for Christmas lights. $250.00. Approved.
  + 12/4/18 - Jim sent in quote for a Hoover vacuum for the amenity center per request. $143.97. Approved.
  + 12/5/18 - Replace a reduced pressure zone device (RPZ) that is leaking. This is a type of back flow prevention device used to protect water supplies from contamination quote from Pool Committee for Timmons Plumbing Co, LLC. $600.00. Approved.
  + 12/14/18- Jacob (Landscape Committee) sent 2018 Hess Lawns one-time proposal for work to be done in 2018. $15,526.00. Approved.
  + 12/18/18- Need stronger BB Court lights and lights are starting to go out in the amenity center parking lot and around the pool. Two are out at this time. Requested quote from Jim Unruh for replacing all lights with LED lights. $4,689.80. Approved.

**Homeowner Comments**

Concern due to no access to bathrooms when playing basketball or volleyball. Board will discuss the issue.

**Executive Session**

* Jim Unruh, Joseph and Kirk from Unruh Services presented a short angle and long angle pool fence extension on both sides of the amenity center building. Alex made a motion to add a short angle pool fence extension on both sides of the amenity center. Second by Genaro. Carried unanimously. Unruh Services to send a quote for the extensions
* Violations were reviewed.
* Delinquencies/Liens and Foreclosures – One was discussed.

Next Quarterly Meeting will be Thursday, May 16, 2019 at 6:30 p.m.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Genaro Melendez

Recording Secretary