**Presidential Meadows**

**Board of Directors Meeting**

**August 15,2019**

**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 Curtis Mercer.

Brian Moore, Goodwin Property Manager, was also present.

**Minutes**

May 28, 2019 Quarterly Board meeting minutes were approved by common consent.

**Financials**

* Financial report was given by Alex Rapp, Treasurer.
* Members to review items for inclusion in upcoming budget. The deadline for the budget is October 2019. Board will meet on September 19, 2019 to review budget items.

**Committee Reports**

Amenity Center:

The Center has been rented every week during May through August. Need to have forms completed and sent in 3 weeks in advance.

ACC:

All applications have been reviewed by the committee.

Flag:

* New Texas flag is now being displayed.
* The committee has had fringe sewn onto the Texas and US flags to prolong their lives.
* The committee raises and lowers the flags according to established protocol and presidential directives provided by the halfstaff website: <https://www.aflag.com/halfstaff_notification> .

Landscape:

Jacob reported:

* A french drain system is in place to remove water from the pool area.
* Basketball lights were upgraded.
* Sprinkler problem to prevent over spray near the basketball court was repaired.
* Committee has questions on the landscape for the extension of George Washington Street.

Neighborhood Watch:

No report.

Newsletter:

Need one or two volunteers to work on the community newsletter.

Pool:

Will close on Labor Day weekend. A modified schedule for August was sent out to the community.

Social Committee:

Cindy Mercer reported:

* A Fall Festival is planned for October 19, 2019.
* A Holiday Party is planned for December 7, 2019.
* Excellent turnout for the the Easter event.
* Email blast and flyers will help to make the event succeed.

**OLD BUSINESS**

* Alex Rapp reported the Reserve Study was completed. The study found our community to be in “Good Standing.” The study outlines our current status and future direction to use as a guide.
* The Deeding of Common Areas continues to be pursued by our Attorney. The process has been ongoing for the last 3 years. Brian reports that the matter should be resolved in the upcoming week.
* Brian will continue to work with our Attorney on the Right of Way for George Bush and George Washington Streets with Travis County, the deeding of the new pocket park from KB Homes, and a perimeter fence map of the Association.
* Brian will continue to work with the insurance carrier for a resolution of the perimeter fence damage from a vehicle accident on George Bush.

**NEW BUSINESS**

* Brian is to followup with Stephen M. Tilson, PC on the status of an audit of 2018 for Presidential Meadows Home Owners Association.
* Jacob reported the addition of outlets and Christmas lights will be sent for a bid. Follow up of the bidding process will be completed by Brian.
* Jacob reported on the current status of the Hess Lawn contract. The committee moved to pursue a new contract with the Brightview Lawn company. Hess Lawns will be given a 30 day termination notice on September 1, 2019. BrightView will start on October 1, 2019. Motion was made by Jacob Reynosa and second by Genaro Melendez. Board approved the motion. Curtis Mercer abstained.

**Association Business voted by Email for the quarter:**

* 5/24/19- David Hess sent Irrigation Estimate #01999 to fix irrigation around basketball court for Board Review and approval. $1,772.07. Approved.
* 6/21/19- Hess Lawns sent estimate for French drain proposal for rerouting water drainage. $6620.00. Approved.
* 7/22/19- David Hess sent Estimate #2196 for repair of overspray and runoff into the amenity center parking lot. $431.94. Approved.

ALL OF THESE ITEMS HAVE BEEN COMPLETED.

**Homeowner Comments:**

* Homeowner asked the pool schedule be reviewed for the upcoming year. Possible expansion of hours during August.  **The expansion will be reviewed by the board.**
* Questions about the Board and Goodwin relationship addressed by Brian.
* Questions on Pools and Parks addressed by Brian.

**EXECUTIVE SESSION**

Violations were reviewed.

Delinquencies/Liens and Foreclosures were reviewed.

Next quarterly meeting will be on November 21, 2019 at 6:30 p.m.

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Genaro Melendez III,

Recording Secretary