**Presidential Meadows**

**Board of Directors Meeting**

**November 14, 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 and Jacob Reynosa.

Brian Moore, Goodwin Property Manager, was present.

**Minutes**

August 15, 2019 Quarterly Board meeting minutes approved by common consent.

September 19, 2019 Executive Board meeing minutes approved by common consent.

October 17, 2019 Executive Board meeting minutes approved. By common consent.

**Financials**

Financial report was given by Alex Rapp, Treasurer. Note: additional legal fees have been accrued.

**Committee Reports**

**Amenity Center**: No Report.

**ACC:**

Committee processing active applications. Currently, waiting on additional input from applicants due to incomplete information. Home owners get best responses when applications are complete and in compliance with deed restrictions.

**Flag:**

Flags recently flew at half-staff in honor of Representative Elijah Cummings on October 17-18.

Committee requested that the live oak trimmed to no closer than 13’ from poles. At half-staff, the flags tend to get entangled in the live oak when the winds from the south.

**Landscape:**

Jacob will report in new and old business.

**Neighborhood Watch:** No report.

**Newsletter:**

Need someone interested in developing a community wide newsletter.

**Pool:**

Need help in securing chairs and tables for winter.

**Social Committee:** No report.

**OLD BUSINESS**

* Bright View Landscape contract began on October 1, 2019.
* Front entrance decorations were scheduled early to save money. Next year will request lighting to start after Thanksgiving. Jacob will check with ABC Lighting on changing a GFCI switch and a Thanksgiving Wreath for this year.
* Front entrance renovation has developer approval. The proposal from Bright View to upgrade lighting will be sent to the developer for approval. Timetable will be established after input from the developer.
* The 2018 PMOA audit by Stephen M. Tilson received on October 19, 2019 with a report of “NO FINDINGS.” Audit finds our HOA in compliance.
* Status of Deeding of common areas by developer and drainage areas by MUD. Brian indicated no answer from the attorney.
* Status of Block R, Log 17- Sec 10 from KB homes to the Association. Brian indicated no answer from attorney.
* Status of Travis County right of Way Easement Agreement of George Bush and George Washington. Brian indicated no answer from attorney.
* Perimeter fence map from Developer. Brian indicated no information obtained on the map.
* The Association will receive a check of $4065.04 for the March 20, 2019 fence damage on George Bush. Brian will check on status of check.
* The fence on White House will need excavation. Issue on Perimeter fencing and on who will fix the Problem referred to Brian. Developer needs to be contacted.

**NEW BUSINESS**

* Board Member Curtis Mercer resigned from the Board effective November 2, 2019.
* Fence damage from accident on October 22, 2019 needs to be addressed by Brian.
* PMOA Insurance expires at the end of November. Brian needs to follow up on renewal.
  + A copy is needed for the school prior to the Annual Meeting.
* Amenity center winterized and does not need any further work. Brian needs to follow up to insure no billing from the Unruh company.
* Bids for heating/cooling maintenance and filter changes referred to Brian for follow up.
* The Annual Meeting is scheduled for January 16, 2020, from 7-8pm at the Presidential Meadows Elementary School Cafeteria.
  + A $150 rental fee ($50/hour for the cafeteria and $25/hour for custodian X 2 hours).
  + Sergeant Mansaray from Neighborhood Watch will be a guest speaker.
  + Board agreed to pay the $150 fee for the cafeteria use for the annual meeting.
  + Board agreed to allow Presidential Meadows Elementary to use the pool in 2020.
  + Brian will publish Notice of Meeting by December 1, 2019.
* Shred-It-Day will be on March 28, 2020 from 9am to 1pm at amenity center parking lot.
* Pool Schedule
  + Motion by Alex Rapp to extend pool schedule to October 4, 2020 and open on the weekends at the start of school year. Second by Jacob Reynosa. Approved by Board.
* Brian to contact for a quote from Austin Pool Pros on cost to fix pool toys and repainting of kiddie pool fixtures.
* Jacob reported on steps for future planning of common areas, amenity center area, large and small parks. Homeowners will be approached at annual meeting on the formation of a 3-5 member committee. The committee will report to Board at the next quarterly meeting.

**Association Business voted by Email since August 16, 2019:**

* 9/12/19 Irrigation estimate #02349 possible main line leak or leaking valves. Dig out.
* Replace valve parts if needed. Repair line if needed. System will need to be turned off prior to repair. $636.50 plus sales tax. Approved.
* 9/12/19 Irrigation Estimate #02350 Valve pulled apart on the input side at PM HOA. Estimate dig out and repair (replace if needed) Meter is off at this controller. $180.30 plus sales tax. Approved.10/7/19 Fall Festival itemized activivties and budget sent for Board review. $2,915.24. Approved.
* 10/7/19 Patrick McGee sent SO#7058628 Remove limb causing school sign blockage. $108.25. Approved.
* 10/7/19 Patrick McGee sent SO#7085588 one time charge to mow George Washington St. right of way between Virtue St. and Tower Rd. $438.41. Denied.
* 10/21/19 13636 Theodore Roosevelt -Fencecrete damage from a MVA and need repair because of security reasons. $2,214.14. Approved.
* 10/24/19 Landscape committee sent pictures and proposals for main entrance and amenity center changes they would like to have done. $15,280.82. Approved.
* 10/24/19 Brad Lewis, Bright View, sent irrigation Work Order/Proposal for repairs of spray heads, line breaks, valve replacement, valve diagnosis, replace rotor head, replace risers, replace nozzle, rise/lower heads, add head, move head, poor coverage, and rain/freeze sensor. $1,835.92. Approved.

**Homeowner Comments:**

Homeowner asked for assistance on billing. Referred to Brian.

**EXECUTIVE SESSION**

Violations were reviewed.

Delinquencies/Liens and Foreclosures were reviewed.

Annual meeting will be on January 16,202, at 7:00 p.m.

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

Respectfully submitted,

Genaro Melendez III,

Recording Secretary