**1. Call to Order**

The 2019 Presidential Meadows Home Owners Association Annual Meeting was called to order by Alex Rapp at 7:01 p.m. at the Presidential Meadows Elementary School cafeteria located at 13252 George Bush St., Manor, TX.

**2. Quorum**

Quorum was not established.

**3. Introduction of Board Members**

Alex Rapp introduced the following Board of Director members:

President - Joan Aalbers

Treasurer – Alex Rapp

Genaro Melendez

Jacob Reynosa

Curtis Mercer

**4. Introduction of Goodwin Management**

Alex introduced the following Goodwin Management:

Brian Moore, Property Manager

Alice English, Property Manager in training

**5. Review of 2018 Year End Financials**

Alex reviewed the Presidential Meadows Balance Sheet Summary for year ending 2018.

**6. Committee Reports**

Amenity Center: Joan Aalbers reported the amenity center is for resident utilization for showers, birthday parties, family gatherings, ect. Committees that meet at the center need to reserve the center by sending in the paperwork requesting the date and time desired. The amenity center website page is found at <http://presidentialmeadows.org/amenity-center/> This page gives the rental rates and instructions how to reserve the center.

Architectural Control (ACC): Gerald Aalbers reported they assist the homeowners to individualize their home with maintaining the integrity of the neighborhood per the Declaration of Covenants, Conditions, and Restrictions (DCCRs). The ACC website page is found at [www.presidentialmeadows.org](http://www.presidentialmeadows.org). This page explains what ACC does and instructs how to complete the application and must receive approval prior to starting any exterior home projects.

Flag: Gerald Aalbers reported the committee guarantees that the flags are in good condition, replaced when needed, and are displayed at the proper height.

Landscape: Jacob Reynosa reported the committee is working with Hess Lawns to improve the main entrance, amenity center landscape and inside the pool fence.

Pool: Jacob Reynosa reported the committee worked with Austin Pool Pros to fix the pool water leak. Future upcoming pool improvements will be chipping plaster repair. The pool will be open Memorial Day weekend and close at the end of Labor Day. The pool hours and schedule will be posted on the pool page found at <http://presidentialmeadows.org/pool/> Follow the guidance on this page to ensure your pool key fob will work for pool admittance.

Social: Brandelyn Flunder and Rudy Diaz reported the committee will be meeting Monday, January 28, to plan events for 2019.

**7. Building Report**

Brian Moore, Property Manager, shared that KB Homes reports currently a combined 249 lots under development.  Presidential Meadows has 389 future lots planned.

**8. Board Report**

Alex reported that the Association Attorney is working with the appropriate parties to complete the land transfer to the Owners Association. As the right of way along George Bush is being completed with the new homes built, Hess Lawns is maintaining the landscape. The amenity center has been painted and is having new flooring installed. Because of the number of new homes that have been built, the home owners dues were reduced to $100/quarter. The Association responsibilities is the amenity center complex which includes the pool, amenity center and basketball court; landscaping; playgrounds and pocket parks, and enforcement of the Declaration of Covenants, Conditions, and Restrictions (DCCRs). The DCCRs are found at <http://presidentialmeadows.org/pmoa-documents/>

Homeowner responsibilities are the Association quarterly dues, following the DCCRs, and to step up to help out where ever help is needed. They way to help is pick up trash when walking, be on committees such as landscape, neighborhood watch, pool, and social to help with these items. We really need a new homeowners committee to help welcome new homeowners and give them Association information such as OA dues, DCCRs, and so forth.

We have a community wide garage sale the first Saturday of April and October.

**9. Homeowner Questions and Comments**

Homeowners who signed up presented their questions.

**10. Adjournment** at 8:05 p.m.