PRESIDENTIAL MEADOWS

HOME OWNERS ASSOCIATION ANNUAL MEETING

THURSDAY, JANUARY 16, 2020

MINUTES

1. **CALL TO ORDER**

The 2020 Presidential Meadows Home Owners Association Annual Meeting was called to order by Alex Rapp at 7:05 p.m. at the Presidential Meadows Elementary School Cafeteria located at

13252 George Bush Street, Manor, Texas.

**2. Quoum**

Quorum was not established.

**3. Introduction of Board Members**

Alex Rapp introduced the following Board of Director members:

* President - Joan Aalbers
* Treasurer - Alex Rapp
* Secretary - Genaro Melendez
* Board Member - Jacob Reynosa

**4. Introduction of Goodwin Management**

Alex introduced the following from Goodwin Management:

* Brian Moore, Property Manager
* A Property Manager in Training

**5. Speaker**

Sgt. Charles Roberts of the Travis County Sheriff’s Department spoke on establishing a Neighborhood Watch Program. A benefit for a neighborhood watch is to prevent crime.

* Phone numbers for your use are:
  + 911 for emergency or crime in progress
  + 512-974-0845, option 3 – Travis County Sheriff's Department and you want an officer to come out and check out the problem. For non-emergencies
* Sgt. Roberts contact information:
  + Phone: 512-854-7780
  + Email: charles.roberts@traviscountytx.gov

**6. Review of 2019 Financials**

Alex reviewed the Presidential Meadows Balance Sheet Summary, the Income Statement with Budget Comparison and the 12 Month Statement with Annual Variance Estimate for the year ending in 2019.

The 2020 Budget will be available on TownSq. New items include Expanded Pool Hours, Pool Maintenance, and Parking Lot Maintenance.

**7. Committee Reports**

* Architectural Committee: Any change to the exterior of a home requires ACC approval. This ensures what you are intending to do is in line with neighborhood plans and deed restrictions. ACC applications must be completely filled out and as thorough as possible to prevent unnecessary delays. The applications is found at: <http://presidentialmeadows.org/amenity-center/> . Do not start work until the application is approved.

ACC is looking for volunteers. Currently, the committee is staffed by 3 individuals serving 1000 homes. There are will be 1600 homes when the neighborhood is completely built out.

* Social Committee: Rudy reported on the following 2019 events: Presidents Day Meet and Greet, Easter egg hunt, and the Holloween Event.
* Landscape Committee: Jacob Reynosa reported on the following 2019 improvements: Hiring of BrightView Landscape Company, resurfaced basketball court, upgraded the Basketball Court Lights, replaced 8 park benches and 5 tables, kiddie mulch added to both play scape areas, and completed a small section of sidewalk between the Pool and the PM elementary school.

2020 Improvements and Ideas include: Plant re-design for the front entrance and amenity center, look into canopy covers for both pocket parks and play scapes, add lighting to the front entrance drive, upgrade front entrance lighting to LED, make the Volleyball Court functional with the addition of sand, a net, and possible lighting for the future.

* Amenity Center: Center rented to residents about 25 times in 2019. Rental forms are available at <http://presidentialmeadows.org/amenity-center/>. Committee looking for volunteers.
* Flag Committee: Flags lowered and raised in accordance with standards. Information found at https;//[halfstaff.org/](http://halfstaff.org/). Flags are replace twice during the course of a year.
* Pool and Neighborhood Watch Committees need volunteer members.

**8. Pool Report**

* 2019 Pool Hours changed from 9am to 8pm to 10am to 9pm following an analysis of the 2018 trends. This allowed for residents to swim later in the day.
* 2020 pool schedule is posted on website at: <http://presidentialmeadows.org/pool/> . The pool schedule has been expanded to October.
* All residents must complete a new pool Application for Pool Access form each swimming season. Form is found at: <http://presidentialmeadows.org/pool/> . It is best to have this form completed and sent to Goodwin Management per the instruction at bottom of the form no later than 2 weeks prior to pool opening to ensure ability to swim on opening day.

**9. Building Report**

* Sections 14 and 15 coming in 2020. Infrastructure building has begun.
* Presidential Meadows has 3 phases remaining to be completely built out.
* Cottonwood MUD installing and 8000 gallon water tower specifically for PM.
* MUDs increasing wastewater treatment plant capacity.

**10. HOA Board Report**

* **Board Activities completed:**
* Amenity center remodel complete
* Basketball court resurfaced
* Benches and tables replaced
* Reserve study completed – We are in a good standing financially
* HOA audit completed by a 3rd party auditor. We are in good standing
* **Board Activities in Progress**:
* Land Transfer to HOA
* Right of Way along George Bush
* **HOA Responsibilities include**:
* Amenity Center Complex (Pool, Amenity Center, basketball courts)
* Landscaping
* Playgrounds/ Pocket Parks
* Enforcement of DCCRs

**11**. **New Business**:

* Building Continues
* 2 community garage sales – in April and October
* Social events - Presidents Day
* Shred-It-Day scheduled for March 28, 2020 from 9am to 1pm at Amenity Center
* Extended pool season in 2020
* Focus Group formation to look at options for capital projects.

**12. Homeowner Responsibilities include**:

* HOA dues
* Must follow DCCRs
* Engagement in the community

**13. Homeowner Comments/ Questions**

* A homeowner asked if it is possible to have swimming lessons at our pool. This homeowner will gather information and give a report at the February quarterly meeting.
* A homeowner is concerned about street safety in asked about speed bumps. The homeowner was refered to the Travis County Sherrif’s Office.

There being no further business the meeting adjourned at 7:55pm.

Respectfully submitted,

Genaro Melendez III

Board Member