**PRESIDENTIAL MEADOWS**

**BOARD of DIRECTORS MEETING**

**April 15, 2021**

 **DRAFT MINUTES**

Alex Rapp, President called the Board of Directors called zoom meeting to order at 6:30 p.m.

A quorum was established. The following Board members present: Alex Rapp, President; Joan Aalbers, Secretary; Jacob Reynosa

Others present: Andrew Hopkins, Property Manager, representing Goodwin & Company, Moumita Roy, Joel Brazy, as well as 7 homeowners via zoom.

**Minutes**

January 21, 2021 minutes – Alex made motion made to approve the January 21 minutes, 2nd by Joan, and carried unanimously.

**Financials**

Financial report was given by Alex.

**Committee Reports**

Amenity Center – Amenity center is open for rental. There will be no rentals on Memorial Day weekend due to the pool opening. The committee is working on safety and cleaning protocols. The committee desperately needs volunteers.

ACC – There has been an increase of applications. Homeowners must complete the application completely to speed up the committee final response time.

Flag – New USA and Texas flags were hung in February.

Landscape – Enhancements have been started at the main entrance and around the amenity center/pool.

Neighborhood Watch – Need someone interested to get the neighborhood watch started.

Newsletter – Need a volunteer or two.

Pool – The Board is working with the pool. If homeowner has not sent the annual waiver to Goodwin, please do so ASAP to ensure you will be able to swim when the pool opens. Desperately need committee volunteers to assist the Board.

Social – No update. Need committee volunteers.

**Developer Report**

Nothing new reported from the Developer since we were informed the last of the plots have been sold to KB Homes.

**Old Business**

Bulk Clean-up Day is scheduled for June 19. Must have the items set out at the curb by 7:00AM.

Shred-it Day is scheduled for June 19 from 9:00 AM to 1:00 PM at the Amenity Center parking lot.

Texas Security came out to repair security camera #15 in the office and made some repairs to the system on February 29.

Global Industrial Outdoor Metal Waste Receptacles have been received. Jacob and Property Manager will work together to get them placed.

Trash Can Policy Clarification will be worked on in the near future.

Block R, Lot 17 – Sec 10 Deed from KB Homes to Presidential Meadows HOA has been signed and filed.

Lot 24, Block AE, Presidential Meadows Section 11 and Lot 20, Block AI, Presidential Meadows Section 11 paperwork has been revised. Property Manager will check whether all signatures have been obtained and the documents filed.

Travis County Right of Way Easement Agreement of George Bush and George Washington status will be followed up by Property Manager.

2021 Travis County Alarm Renewal Notice status will be followed up by the Property Manager.

Property Manager is working with the County on sidewalks for Richard Nixon, John Adams, and James Madison Street pocket parks.

**New Business**

Community Wide Garage Sale – Will be held Saturday, April 24, from 7:00 AM to 2:00 PM.

Reserve Study Update – Property Manager is working with Global Solution Partners on this first of three updates in a 5-year span.

HOA Legislative Update – Property Manager reports that nothing has been passed at this time. As he receives guidance, he will forward the guidance to the Board.

COVID 19 – Property Manager reports that here is no new guidance for us at this time.

Future planning of common areas – Alex reminded the homeowners that the Board desires to have a committee to assist the Board in future planning of the common area. Need volunteers for this committee.

**Voted Items via email were:**

3/24/2021 – NXNW proposal for entrance and amenity center/pool landscape remodel for: Entrance - $9,406.69, Amenity Center - $15,583.67, anticipated irrigation repairs/modifications - $1,202.12, plus tax - $2,160.89 for a total of $28, 353. 37.

4/15/2021 – NXNW proposal for removal of dead plants around the amenity center and pool for $893.65 plus tax $73.72 for a total of $967.37.

**Homeowner Comments**

No comments

**Executive Session**

Homeowner hearing, Board discussion, and Board response will be sent to homeowner

Violations – Reviewed

Delinquencies/Liens and Foreclosures reviewed, discussed.

New Board members – Following discussion of Board expectation to protect the neighborhood integrity and follow all legal rules, Moumita Roy and Joel Brazy were appointed to the Board.

Next meeting scheduled for Thursday, April 15, 2021

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Joan Aalbers

Recording Secretary