**PRESIDENTIAL MEADOWS**

**BOARD of DIRECTORS MEETING**

**November 4, 2020**

**MINUTES**

Alex Rapp, President, called the Board of Directors meeting to order at 6:32 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 and 22 homeowners joined via zoom.

**Minutes**

The minutes for March 10, April 24, May 8, May 22, June 3 and June 22 meetings were approved by acclimation.

**Financials**

Financial report was given by Alex.

**Committee Reports**

Amenity Center – no rentals since March

ACC – To ensure the goal of application turn around within a week, applications must be filled out in its entirety which includes neighbor initials where applicable. Plat map and materials information is also required when applying for a structure like a shed or patio.

Flag – Two Texas and United State flags have been ordered.

Landscape – Basketball court has new lighting and new rims, nets and poles. Parks have been cleaned up. Plan to get trees trimmed and flowers at the front entrance in the spring.

Neighborhood Watch – No report

Newsletter – No report

Pool – Closed on Sunday, October 4, at 9 p.m. for the 2020 season.

Social – Back to school celebration on August 15. Kona ice truck and food trucks at the amenity center throughout the summer.

All homeowners interested in working on one of these committees is asked to contact Andrew Hopkins, Property Manager.

**Old Business**

September 8 the Board voted to terminate BrightView due to not meeting contract and changed to North by North West Commercial Landscaping & Grounds Management.

Amenity Center will remain closed until the restrictions are relaxed.

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

Shred-It-Day on September 12 doubled the number of residents who participated from last year.

Bulk Trash Day on September 12 was a great success and can be repeated annually on a mutually agreed date when District Manager of Crossroads Utility Services has been contacted at no charge.

Kiddie Areas were cleaned up and mulch added in August.

Global Industrial Outdoor Metal Waste Receptacle order status is being followed up.

Amenity Center/Pool Security Cameras discussion led to a motion by Joan and 2nd by Jacob to fix camera #15, clean up and repair the wiring, and upgrade the router for a cost up to $1300 by Texas Security. Motion carried unanimously.

HOA Insurance Company – Property Manager is ensuring that the insurance company is aware that on January 16, 2020 all signed deeds were filed and recorded so we are properly insured.

Block R, Lot 17 – Sec 10 Deed from KB Homes to Presidential Meadows HOA status will be followed up by the Property Manager.

Travis County Right of Way Easement Agreement of George Bush and George Washington status will be followed up by the Property Manager with Connie Heyer, Attorney.

Amenity Center HVAC heating and cooling maintenance was a discussed and a motion made by Joan and 2nd by Jacob to accept ABC Heating and Cooling Maintenance plan for $300 plus tax. Motion carried unanimously.

Presidential Meadows Owners Association Insurance lack of appropriate coverage was discussed, and Property Manager will work with the Insurance agent to bring back the increased new pricing to the Board.

**New Business**

Board member, Genaro Melendez, resigned from the Board on October 21, 2020. We are allowed up to five Board members. If you are interested in being on the Board, please send a resume and explain how you can help the community to Andrew Hopkins, Property Manager.

Garage Sale volunteer(s) is needed to set up the bi-annual community wide garage sale. If interested contact Andrew Hopkins, Property Manager.

2021 Homeowner Association Budget was discussed in detail and no increase of HOA dues. Motion made by Joan and 2nd by Jacob to accept the proposed budget. Motion carried unanimously.

Sections 11, 12, and 13 potential property for deeding. Following detailed discussion of the properties, a motion was made by Joan and 2nd by Jacob to accept Lot 24, Block AE, Presidential Meadows Section 11 and Lot 20, Block AI, presidential Meadows Section 11. The other properties will be deeded to the Municipal Utility District (MUD). Motion carried unanimously.

Perimeter fence policy was reviewed and discussed. The Resolution Setting Perimeter Fence for Presidential Meadows Owners Association, Inc. was reviewed and motion to accept the Resolution by Alex and 2nd by Joan. Motion unanimously carried.

Future planning of common areas topic was presented to the home owners and asking for their ideas to be sent Andrew Hopkins, Property Manager.

Email Voted Items via email were:

* 3/12/2020- Perimeter Fence - Adam Pugh, Attorney, estimates a review of the documentation including plat maps, the declaration, and amendments would run between $750 to $1500 and would be able to complete this within a few days. Approved
* 3/23/2020- BrightView irrigation repair proposal for $4,868.00. Approved
* 5/6/2020- BrightView bid to repair front entrance damage for $8,551.00. Approved
* 6/16/2020- 13816 Theodore St Homeowner sent email with picture of 1 top rail and 1 panel of fencecrete on the ground. Cost - $239.10. Approved
* 7/2/2020- BrightView bid for labor & materials to top dress sand in volleyball court at a 3" depth and install PVC border around the court for $11,073.45. Not approved
* 7/2/2020-BrightView bid for amenity center area landscape work for $18,507.11. Not approved
* 7/2/2020-Mother asked if kids could have a snow cone stand on their yard and at the amenity center. Approved for their yard, but not at the amenity center
* 8/2/2020-BrightView proposal for main line irrigation leak and other irrigation repairs for $2,465.94. Approved
* 9/8/2020-Basketball backboard and rim x2 replacement quote and estimate for $5,749.00. Approved
* 9/30/2020-NXNW Proposal of Initial Cleanup $299.90 plus tax, Cleanup of drainage ditch by pool $2308.05 plus tax, initial irrigation repairs $2,909.10 for a total of $8,221.96. Approved

Annual Meeting will be delayed until the Board receives further information on the pandemic.

**Executive Session**

Delinquencies/Liens and Foreclosures reviewed.

Next Meeting scheduled for Thursday, January 21, 2021 at 6:30 p.m.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Joan Aalbers

Recording Secretary