**PRESIDENTIAL MEADOWS**

**BOARD of DIRECTORS MEETING**

**MARCH 10, 2020**

**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 and Genaro Melendez.

Andrew Hopkins, Goodwin Property Manager, was present.

**Minutes**

January 16, 2020 annual meeting minutes were approved.

**Election of Officers**

**President -** Joan Aalbers stepped down. Alex Rapp was nominated by Joan Aalbers as President. Second by Genaro Melendez. Motion passed.

**Secretary -** Alex Rapp nominated Joan Aalbers to the position of Secretary. Second by Genaro Melendez. Motion passed.

**Treasurer** - will be remain vacant til further action can be taken.

 All positions will be effective at the end of this meeting

**Financials**

Financial report was given by Alex Rapp, Treasurer. Financial position is sound with no outstanding amounts.

**Committee Reports**

**Amenity Center:**

Committee is seeking new members. Rentals are starting to pick up with the warmer weather.

**ACC:**

Committee is up to date on the processing active applications.

**Flag:**

Flags are replaced every six months. New Texas and US flags to be hung tomorrow.

**Landscape:**

No report on BrightView Company. Proposals will be reviewed for the monument. A comprehensive to do list will be compiled on the monument.

**Neighborhood Watch:**

An email blast will be sent to the neighborhood from the chair.

**Newsletter:**

No report. Volunteers are being sought for the committee.

**Pool:**

No report.

**Social Committee:**

No report.

**OLD BUSINESS**

-Bright View Landscape

Will be discussed in Executive Session.

-As of January 16, 2020, deeds were signed, filed and recorded for the common areas to either the Association or the MUD.

-Andrew will make sure the insurance company is aware of the deeded areas.

-Block R, Lot 17 - Sec 10 from KB Homes will be used as a Pocket Park.

Andrew will follow up on the transfer.

-Travis County Right of Way Easement Agreement of George Bush and George Washington will be followed up by Andrew.

-Perimeter Fence Map will be followed up by Andrew. Will be further discussed in Executive Session.

-PMOA Insurance was renewed end of November 2019.

-Amenity Center will seek bids for a new HVAC heating/cooling system. We are seeking to be proactive due to the age of the system.

-Shred It Day set for March 28th, 2020 from 9am to 1pm at the amenity center parking lot.

-Pool opening on Memorial Day Weekend. Pool access forms are on the website. The repair of pool toys are being looked into by Austin Pool Pros. Need repairs completed before the opening.

-Alex Rapp discussed need for volunteers for the Pool Committee. Person in charge has stepped down from the position. Much needs to be done before the opening date.

**NEW BUSINESS**

-Garage Sale set for first weekend of April. Someone needed to coordinate the event.

-ADT call chain when the security alarm goes off will be Joan, Alex, Genaro.

-Kiddie areas need to be mulched. Andrew will check with Sunscape Landscaping.

They completed the task last year.

-Bulk Trash Pick Up can be conducted yearly per the Cottonwood MUD.

The project will be checked into by Joan.

-Alex will draft rules for on the placement of trash cans for trash pick up.

-Front entrance damage is being coordinated by Andrew. Insurance Claim, obtaining of Police report, meeting with Contractors to get bids. Irrigation and electrical damage will be addressed in the bid process.

-Townsq is a tool for the community to post alerts, association documents, monthly financials, and to review your account. Any customer service questions should have responses within 24 hours. Andrew reported on the new service.

-Alex addressed the need to plan for the future. Common areas to include the amenity center, large and small parks need to have a plan. A committee of 3 to 5 homeowners are needed to gather ideas and present them to the Board at the next quarterly meeting.

-Two exterior trash cans were purchased and need liners. Motion by Alex Rapp to purchase the needed items and complete placement. Second by Genaro Melendez. Motion approved.

-Second motion made by Jacob to purchase a third complete trash can so we can have one at the basketball court, and one at each large park. Second by Genaro Melendez. Motion carried.

A**ssociation Business voted by Email since January 16, 2020:**

1/1/2020 Melissa Ball sent price of two fall wreaths with prices asking if on the correct path.

$91.99. Approved.

1/4/2020 Tony Roberts, Austin Pool Pros sent bid for a filter broken multi-port- valve repair.

$534.41. Approved.

!/13/2020 Brian sent email from Carpenter Hazlewood Attorneys at Law. Document to sign if want to stay with Adam Pugh, Attorney. Approved.

1/13/2020 BrightView irrigation repair proposal. $3780.09. Approved.

**Homeowner Comments:**

Concerns on lawn edging on George Bush. Referred to Andrew.

Speed bumps need to be addressed by Travis County. Homeowners need to start emailing county Representatives and County Judge.

Truck stolen on LBJ. Need to request more patrols by Travis SO. Homeowners need to start emailing Sheriff’s Department.

Trash from Construction Company workers. Andrew will call KB.

Street light issues need to be addressed by Blue Bonnet Electric.

**Executive Session:**

Violations were reviewed.

Delinquencies/Liens and Foreclosures were reviewed.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Genaro Melendez III,

Recording Secretary