**PRESIDENTIAL MEADOWS**

**BOARD of DIRECTORS MEETING**

**August 19, 2021**

 **MINUTES**

Alex Rapp, President called the Board of Directors called zoom meeting to order at 6:33 p.m.

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

Others present: Andrew Hopkins, Property Manager, representing Goodwin & Company, as well as 11 homeowners via zoom.

**Minutes**

April 15, 2021, minutes – Alex made motion made to approve the April 15 minutes, 2nd by Joan, and carried unanimously.

**Financials**

Financial report was given by Alex.

**Committee Reports**

Amenity Center – Amenity center has had some rentals. The committee needs more volunteers, so no one is turned away.

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

Flag – New USA and Texas flags were ordered, have arrived, and ready to hang when needed.

Landscape –

* New plants at the main entrance and around the amenity center/pool are growing.
* Following a discussion for one-time mow for Tower Road and Abraham Lincoln plus easement lots. Jacob made a motion to mow Tower Rd and Abraham Lincoln for $1500.43. 2nd by Alex, motion carried unanimously. Motion made by Joel for mow easement lots, 2nd by Moumita, motion carried unanimously.
* Landscape committee only has one person and needs more volunteers. Let Property Manager know if interested.

Neighborhood Watch – No report.

Newsletter – Need a volunteer or two. Let Property Manager know if interested.

Pool – The Board is working with the pool. The pool will be open weekends August 21 – Oct. 3 plus open on Labor Day. Desperately need committee volunteers to assist the Board. Let Property Manager know if interested.

Social – Need committee volunteers. Let Property Manager know if interested.

**Old Business**

Bi-Annual Community-wide Garage Sale – If anyone is interested in setting up the bi-annual garage sale, please contact Property Manager and he can send you the written guidance of how it has been set up in the past as a guidance.

Trash Can Policy Clarification has been developed and Alex highlighted the information to everyone. Motion to accept the policy was made by Joan and 2nd by Joel. Motion carried unanimously.

Lot 24, Block AE, Presidential Meadows Section 11 and Lot 20, Block AI, Presidential Meadows Section 11 paperwork has been revised. Property Manager has been in contact with the Attorney and the process is still not completed.

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

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

Reserve Study – Property Manager explained how the study assists the Board with needed upkeep of the community and annual assessment setting.

**New Business**

HOA Legislative Update – Property Manager gave a synopsis of the HOA legislation passed and must be in affect by September 1, 2021. The our legal rules drawn up by the Attorney was shared with the Board today to be reviewed and voted on. Once they are voted on, signed, and filed with the State, they will be posted on the website for all to see.

Lifeguards/Pool Monitors – Presently we have only one person to monitor the pool for Saturdays and Sundays. Board desperately needs volunteers to assist with the pool.

Deed Restrictions and Neighborhood Watch signs need to be replaced due to weather and age. Motion made by Joan to replace the signs plus purchase enough signs for all entrances into the neighborhood, 2nd by Joel, and motion carried unanimously.

COVID 19 – Property Manager reports there is no new guidance for us.

Future planning of common areas – Perimeter fencing concerns, pool surface, pool furniture, pool umbrellas, and broken slide at the park need to be taken care of. Need volunteers for a committee to do future planning. Let Property Manager know if interested.

2022 Budget will be developed and approved by the end of October.

Annual Meeting will be in January 2022. There will be three positions open on the Board.

**Voted Items via email were:**

5/12/2021 – Basketball goal damaged. Warranty will pay the price of the goal of $899 and the Association pays the labor of $250.

7/24/2021 – Unanimous Board approval for a force mow.

7/27/2021 – Unanimous Board approval to repair the splash pad for $4,160.33 by Austin Pool Pros.

**Homeowner Comments**

1. Street sweeping of nails where building homes. Homeowners need to report the need to the Property Manager and send pictures if can.
2. Left turning lane length and light timing complaint. HOA has no control of this. All homeowners need to report the problem to the County.
3. Speeders complaint– All homeowners need to report speeding issues to the Sheriff’s Department.
4. Pool upkeep inquiry – There are plans to resurface the pool, upgrade the canopies, upgrade the toys at the splash pad, and replace pool furniture.
5. Committees – Alex gave a rundown of all the committees we have and their needs.

**Executive Session**

Violations – Went over the pie chart

Delinquencies/Liens and Foreclosures reviewed, discussed.

Next meeting scheduled for Thursday, November 18, 2021 at 6:30 p.m.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Joan Aalbers

Recording Secretary