**PRESIDENTIAL MEADOWS**

**BOARD of DIRECTORS MEETING**

**November 18, 2021**

**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, Joel Brazy, Moumita Roy

Others present: Andrew Hopkins, Property Manager, representing Goodwin & Company, as well as 9 homeowners via zoom.

**Minutes**

August 19 and October 4 Board meeting minutes were approved via email and posted to the website.

**Financials**

2021 Financial report was given by Alex.

The 2022 budget was voted on via email and approved on 10/26. Like last year, projects around the community will be worked on and the money will come out of the reserves instead of the budget.

**Committee Reports**

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

ACC – Applications are being processed as they come in. Homeowners must complete the application completely to speed up the committee final response time.

Flag – New USA and Texas flags were hung September 11. Replacement flags have been ordered and have arrived.

Landscape – See New Business

Neighborhood Watch – No report.

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

Pool –

* Pool is closed and will reopen Memorial Day Weekend 2022.
* Desperately need committee volunteers to assist the Board with searching for new pool furniture to purchase. Let Property Manager know if interested.

Social –

* Last year there was a Decorations and Light Contest in December. If anyone is interested in spearheading this contest, please let the Property Manager know.
* Need committee volunteers. Let Property Manager know if interested.

**Old Business**

2021 Legislataive HOA Procedures and Guidelines were reviewed and discussed in the October 4 called meeting. Joan made motion to adopt these procedures and guidelines. Second by Moumita and motion carried.

Deed Restriction and Neighborhood Watch signs have been replaced with new ones.

Community wide garage sale was held October 9 with great participation.

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 John Adams, and James Madison Street pocket parks. Richard Nixon park sidewalk was laid week of September 27.

**New Business**

Annual Meeting to be held Thursday, January 20, 2022 at 6:30 p.m. Information on location of meeting will be sent to all homeowners. There will be three positions open on the Board.

Perimeter Fence Resolution has been filed with the County and posted on Town Square.

Perimeter fence from George Bush to Bois-D-Arc bids are being gathered by Property Manager.

Landscape Contract – three bids have been received and after discussion entire Board agreed to remain with NXNW.

Future Planning Projects:

* Amenity Center/Pool parking lot repair – Motion to have Property Manager obtain bids to repair the parking lot was made by Joan, 2nd by Jacob, and motion carried.
* Following John Tyler Street Park slide repair, Jacob made a motion for the Property Manager to obtain bids to replace the playscape plus a covering over this playscape and the one on White House Street Park. Second by Joel. Motion carried.
* Pool Resurfacing – Motion made by Joel to have Property Manager to work with Austin Pool Pros in obtaining quote for pool resurfacing and pool toys replacements before the 2022 swim season, 2nd by Alex, motion carried.
* Pool furniture – Board put out a request to homeowners to volunteer to assist with looking into the price of replacing the present pool furniture.
* Replacement covering over pool motors – Following discussion Joel made a motion for the Property Manager to investigate solutions for replacement pool motor covering, 2nd by Moumita, motion carried.
* Storage space for pool furniture, 2 holiday wreathes, and holiday lights – Following a discussion Joel made a motion for Property Manager to investigate storage options, 2nd by Joan, motion carried.
* Large grassy open area near amenity center/pool – Following a discussion, as the first step the Property Manager will develop a survey for homeowners to get their ideas of what they would like to see done for this open area.

**Voted Items via email were:**

* 9/10/2021 - ABC installation gave a quote of $634.04 plus tax to install and take down of the Holiday Lights and the fall and holiday wreaths. Motion carried
* 9/26/2021 – Austin pool pros quoted $845.68 to repair 2nd motor at the splashpad. Motion carried
* 9/29/2021 - Fence Crete gave a repair quote of $9,776.35. Driver's insurance will be billed for this repair. Motion carried
* 10/21/2021 – NXNW quote for entrance monument and landscape repair or $1,783.53. Motion carried
* 10/20/2021 – Board reviewed quotes to repair perimeter fence at large park on White House Drive and voted to go with AJS for $4,804.00. Motion carried
* 10/20/2021 – Board reviewed quotes to straighten the two flag poles at the entrance and voted to go with AJS for $1,732.00. Motion carried
* 10/25/2021 – Austin Pool Pros gave us a quote of $3,447.93 for a cl/ph system installed for the splash pad per a new Austin pool code requirement. Motion carried
* 10/25/2021 – Board reviewed bids to securely place a large trash can at the other end of the basketball court, James Polk Park and White House Park and voted to go with Unruh Services for $435.00. Motion carried
* 10/29/2021 – NXNW sent October irrigation audit and repair proposal of $,431.03. Motion carried to make the repairs.

**Homeowner Comments**

* Left turning lane extension into the neighborhood – Property Manager reported that at this time there will be no action taken.
* What action can be taken for loose dogs? Call animal control.
* Neighbor’s dog is running into the fence and causing damage. Property Manager explained to send in the information and pictures and a notice will go out to the neighbor that owns the dog.

**Executive Session**

Violations – discussed

Delinquencies/Liens and Foreclosures – Nineteen liens and foreclosures were reviewed and signed by the President to move forward with the next step.

Next meeting will be our Annual Meeting on Thursday, January 20, 2022, at 6:30 p.m. Homeowners will be notified of the meeting place.

Meeting adjourned at 7:44 p.m.

Respectfully submitted,

Joan Aalbers

Recording Secretary