**PRESIDENTIAL MEADOWS**

**BOARD of DIRECTORS MEETING**

**January 25, 2022**

**MINUTES**

Alex Rapp, President called the Board of Directors zoom meeting to order at 7:05 p.m.

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

Joan Albers, Secretary has resigned per Alex effective Jan. 05, 2022 after serving many years on this board.

Moumita Urias Roy volunteered to be acting secretary until the annual board meeting, Joel seconded it.

Others present: Andrew Hopkins, Property Manager, representing Goodwin & Company, as well as 14 homeowners via zoom.

**Minutes**

November 18, 2021 Board meeting minutes were approved via email and posted to the website.

**Financials**

2021 Financial Report: Given by Alex

1. Year to date review: A lot of homes got sold this past year so coffers are looking good. A majority of the amount will be used towards upcoming projects.

**Committee Reports**

Amenity Center – Tammy had a list of things for submission to add in the amenity center. Bookings are coming in for the center.

ACC – Moumita stated that applications are being processed as they come in and there has been an uptick in submissions. Homeowners must submit all relevant information to ensure a speedy final response time. Alex mentioned that there’s been instances of unauthorized improvements being made without approval. Reiterated the need to get proper approvals to ensure keeping to the HOA standards.

Flag – No updates for flag committee at this time.

Landscape – List of proposals was sent to Goodwin which includes lighting for trees on George Bush off 290, electrical lights to enable seasonal lighting, replace tree in the circle at amenity center, light upgrades at main entrance and enhance around the pool area with lighting.

Neighborhood Watch – No report.

Pool –

* Pool will reopen Memorial Day Weekend 2022.
* Moumita will assist with searching for new pool furniture to purchase through the brochures provided by Andrew. Jacob will assist finalizing selection.

Social –

* Holiday lighting contest was well received and went forward with Moumita stepping up to organize it along with two volunteer judges from the neighborhood.
* Need committee volunteers. Let Property Manager know if interested.

**Old Business**

Travis County Right of Way Easement Agreement: No response from them, NXNW managing on behalf of HOA

Property Manager is working with the County on sidewalks for John Adams, and James Madison Street pocket parks. KB is non-committal and still in talks.

Annual Meeting: Discussed and agreed to do electronic proxy voting. Nominations need to be sent 15-20 days prior to meeting. Date set for March 22, 2022

Will need to get some topics together for discussion at annual meeting.

Entry monument: Damage by TxDot to be repaired and file for reimbursement

2022 Project Planning:

1. Amenity center upgrades – Discussed various upgrades
2. Playground repairs- Existing playgrounds will need to be replaced since repair options are not feasible due to age of equipment and lack of any existing replacement options that meet compatibility. Andrew provided proposals
3. HOA Fencing: AJS Fencing along 290 South came in with a bid of $82576. Jacob motioned for it and seconded by Alex.
4. Reserve Study Projects: Discussed Soccer posts, pavilion, playground by amenity center, pool storage awning, pool motor room coverage, replacing pool shades, replacing pool furniture and replacement of trees that died.

Flag upgrade for lighting and electrical at entrance – Alex motioned and Joel seconded – motion passed.

Lifeguards/Pool Monitors 2022 Contract: Replace current providers with Aquatic, Joel motioned and Moumita seconded – motion passed.

**New Business**

None added

**Voted Items via email were: none**

**Homeowner Comments**

* Fireworks, other loud noises-against DCCRS and need to report so it can go through and get violations issued.
* Homeowner mentioned the hazard with overgrowth by Tower and Abraham Lincoln which HOA has paid NXNW to handle as of now to mitigate issues until the responsible parties address it.
* Homeowner stated their preference of putting priority on playground vs other projects. Also asking if we compare ourselves to other neighborhoods in terms of amenities and why do we have so much reserve money? Alex answered how the reserve money is already being addressed to put towards the upcoming projects that are being discussed.
* Homeowner requested a list be put out to the community about the various projects that are being considered at this time.
* Homeowner asked about plans to enhance any other entrances to the neighborhood-there’s no such plans by KB at this time nor does the HOA have any plans but may look into this at down the line. There’s multiple entrances being put in in the new phase of construction at the back end. Jacob mentioned the HOA could look into landscaping enhancements by the back entrance as a possibility.
* Question about number of homes? There’s about 1700 homes per Andrew to date.
* Homeowners parking on streets and causing congestion-County issue, HOA cannot do anything since street parking is legal.

**Executive Session**

Violations – reviewed and discussed

Delinquencies/Liens and Foreclosures – One foreclosure was reviewed and signed by President to move forward.

Next meeting will be our Annual Meeting on Thursday, March 22, 2022, at 6:30 p.m. Homeowners will be notified of the meeting place.

Meeting adjourned at 9:05 p.m.

Submitted by,

Moumita Urias Roy,

Acting Secretary