

REGULAR MEETING OF THE BOARD OF DIRECTORS - MEETING MINUTES
DATE: Wednesday, May 5, 2021
TIME: 7:00 P.M. (Meeting called to order at 7:00pm and adjourned at 7:50pm)
LOCATION: ZOOM

In Attendance: Eddie Greene, Bob Berry, Eric Horn, Dave Marquardt, Stephanie Hughes, Jennifer English, Amanda Horn, Amanda Greene, Mark Berkompas, Tracy McKee, CJ Lozano, Xiao Dong

1. Established a quorum with all board members
 1. Eddie Greene, Bob Berry, Stephanie Hughes, Eric Horn, Dave Marquardt

2. **Eric Horn made a motion to accept the March 10, 2021, meeting minutes; Bob B. second(ed) motion**

3. Homeowner Forum
 - a. Mark Berkompas expressed concerns with liability waiver wording for pool
 - i. "Even if HOA was negligent"
 - ii. "Homeowner is responsible for guest"
 - iii. "Indemnify, hold harmless, and defend"
 - b. Tracy McKee expressed concerns with continuing to have last summer's adopted Covid pool rules in place for this upcoming summer; strongly encourages dropping Covid pool rules and Covid waiver

4. Treasurer's Report

Balance Sheet

- Still strong, net income increased another ~\$6,400 (excess revenue over expenses)
- Previous BBVA (\$80K) split into four ladder cds with Bank OZK (\$20K each)
- 1 month, 3 month, 6 month, 12 month (auto renewals)

Income Statement

- \$29K favorable vs budget through 3/31/2021
 - \$24K due to less capital improvements
 - \$2K due to less pool repairs
 - \$1K due to less maintenance, labor, & supplies
 - \$1K due to less electricity (timing)
 - \$1K due to greater assessment revenue
- increase in uncollected assessments (A/R - Assets) offset by increase in prepaid assessments (Deferred Rev - Liabilities)

5. Manager's Report

- a. Coordinating vendors for repairs - plumbers, drywall
 - b. 3x/week common area maintenance
 - c. Hail damage claim being considered by insurance company
 - d. Set up May 19 welder to fix area by gate
 - e. Provided adjuster with receipts for damages
6. Old Business
- a. Amenity lighting - this purchase on hold as renovation committee looking at clubhouse/bathroom renovation as a whole
7. New Business
- a. Renovations: Renovation committee met with an architect and anticipate getting the proposal back any day. Any renovation over \$50k would require the entire area to be brought to code. Under \$50k renovation, would allow us to be grandfathered in and wouldn't require the whole area be up to code. **QUESTION by Amanda Greene: Can we do renovations in phases (one project/year) and still be grandfathered in?**
 - b. Wilco Pool Inspection: many items came back on report that need to be updated - gate latch/close function, remove climbing opportunities at sprinkler junction, some vertical pickets are too wide, hardware on gates permit operator to lock gate/need to be changed, spot on decking at joints needs repair, steps are not up to code (possibly wait until pool is refinished to fix steps), depth markers need to be out of water so that they are easily read, new signage code, 911 sign directing people to phone, add lighting to pool deck, etc.. **QUESTION by Dave M.: What kind of lighting?**
 - c. Discussion of Covid Protocols for Amenities: Is continuing with Covid rules in HOA amenities overstepping given that there are no longer any state mandates or city ordinances in place and the state and city of Round Rock are open at 100%? Good discussion; Eddie has asked that we continue conversation off line and make a decision within the week.
8. Action Items:
- a. Renovation Committee (Tracy McKee, Eddie Greene, and Stephanie Hughes) will review architect proposal when received
 - b. Discuss and Decide - Covid pool rule continue, revisions, or repeal (no later than 5/12/21)
 - c. Discuss and Decide - continue or repeal Covid waiver for summer 2021
 - d. Discuss and Decide - neighborhood pool party; Memorial Day wknd tentative time frame
9. **Dave M. made motion to adjourn; Bob second(ed)**
10. Next Regular Board Meeting
- a. Wednesday, July 14, 2021 @ 7:00PM