



1. The meeting was called to order at 6:01 p.m. Board members Jack, Pam, Dawn, Netta, and Roger was present. Beck & Company representative, Adriane, and owners from units 102, 204, 212 and 203 were present.

## 2. Approval of Minutes

The minutes of previous meeting were approved.

## 3. Financial Report

The account balance continues to grow and is currently at \$22,602.00. It is on target for our financial goals.

## 4. Old Business

- a. Owner of unit 116 had a window leak that caused interior drywall damage and has requested the HOA to fix drywall. The window is an owner item and is normally fixed by the owner. Although HSR replaced her window and failed to complete the job, the owner hired HSR and it is the owner's responsibility to pay for the repair. It is an owner maintenance issue.
- b. Owner of unit 115 has requested the HOA replaced her screens that went missing during the residing project. HSR has denied responsibility. The HOA board has agreed to pay for the replacement.
- c. Owner of unit 116 reported water accumulation near the back porch and shifting of the brick façade at the back gate. It is possible that the French drain isn't draining near her unit. Beck and Co. will get a plumber to come review the drain.
- d. Landscaping update: The HOA board approved the sprinkler repair bid and has asked to receive a price quote from Greater Texas to remove the broken fountain. If the fee is reasonable, the board approved the fountain removal. The trees are not at code in certain places and need to be maintained. The HOA board approved 2 items in the certified arborist's bid.

**Note: Trees will be trimmed 4-6 feet away from structures & carports, & the canopy will be lifted to 14 ft. in parking lots to bring inline with city code and protect the carports and buildings from damage.**

- e. Community Cleanup Day has been put on hold due to low number of volunteers.
- f. Dryer vent cleaning has been deferred to next month's meeting.

## 5. New Business/Owner Comment

- a. President/property manager authority for expenditures less than \$500. Owner of 102 disagrees with this process. The board agreed to continue current process requiring 3-member majority approval for all expenditures.
- b. Owner of unit 102 researched the foundation companies and their warranties. All were members of the Better Business Bureau. Centex has had seven complaints in the past 36 months. Capital Foundation has been a member 2 complaints in the last 36 months. No warranty on their website. She will research Austin Foundation Repair. Austin Foundation Repair has expressively warrants that work for the life for the structure. It is fully transferable. All in one is a member of the Better Business Bureau. It had no complaints. It has a lifetime warranty that comes with each contract.
- c. New doggie bags are here. Owner from unit 212 has been distributing them.
- d. An elderly couple has been having lunch and smoking in their car during the lunch hour on our property. If you notice them, please call Beck and Co. or kindly ask them to leave our property if they are not residents.
- e. Status of repairs for the leak in unit 104. Unit 204 has requested bigger photos.

- f. Awnings and/or Solar Screens – Owner of unit 203 has strongly urged the board to revisit installation of awning for units that get direct southern/western sun exposure. Adriane will obtain bids for awnings on these windows: (124 & 224 (west windows), 102 & 202 (south), 103 & 203 (west & south), 108 & 208 (south), 109 & 209 (south), 112 & 212 (south)).
- g. Reissue summer rules on doors as a friendly reminder.
- h. Beck and Co. is exploring options for another loan to help owners pay for a special assessment.
- i. Owner from unit 120 has offered to paint the entrance sign. The HOA board has approved this.
- j. Owner from unit 120 has offered to clean the grills. The HOA board approved this.
- k. Special Assessment proposal planning was deferred to the July executive session meeting. There will not be a separate HOA community meeting in July.

**6. Meeting adjourned at 8:07 p.m.**

**The next HOA meeting will be in August –**  
**Date & Time TBD**