

Flintrock at Hurst Creek POA Board of Directors Meeting
June 21st, 2017 at 8:00am
Located at FirstService Residential Austin 7 Lakeway Centre Court Ste. 102, Austin, TX 78734

Minutes:

Board Members Present: Kevin Daley, Tom Rich, Ed Nelson, Kent Wells

Also Present: Alyssa Floyd of FirstService Residential

1. Call to Order: Kevin Daley called the meeting to order at 8:00am.
2. Confirmation of Quorum & Consideration of March 2017 Board Meeting Minutes: The quorum was confirmed by the board members present. A motion was made to approve the March 2017 Board Meeting Minutes. Motion carried.
3. New Business
 - a. Ratify Architectural Control Board and Finance Committee Appointments: A motion was made to ratify the Committee Liaisons appointments listed below. Motion carried.
 - i. Architectural Control Board – Grant John
 - ii. Finance Committee – Kent Wells
 - b. Ratify Replacement of Gate Panel: A motion was made to approve of the replacement of the gate panel for approximately \$1,500. Motion carried.
 - c. Consider and take action on Landscape Proposals near Gate Entrance and Corner: A motion was made to approve the first two proposals for a total of \$6,701.76 for the landscape improvements near the entrance. Motion carried.
 - d. Consider and take action on Security Contract: **ACTION:** Management will seek additional proposal for security services from the same company used by The Hills.
 - e. Discussion on Additional Security Signage: No action taken at this time until Security Camera proposals are approved.
 - f. Discussion on Vegetation Clearance over sidewalks: **ACTION:** Ed Nelson will do walk through of community for addresses needing 8-foot clearance of trees to be effective in 2018.
 - g. Discussion on Exterior Paint Color: The POA's attorney stated this can be managed through an Architectural Policy. **ACTION:** Management and attorney will draft a policy for Architectural Control Board approval of a maximum permitted Light Reflective Value (LVR) of 85.
4. Old Business
 - a. Consider and Take Action on Security Cameras on Vehicular Gates: Motion deferred until more proposals are received for review.
 - b. Consider and Take Action on RFID Regulation: Motion deferred as none of the current violations were under a year old.
5. Committee Reports:
 - a. Finance: **ACTION:** Management and Finance Committee will be drafting the 2018 budget for review.
 - b. Social: Kevin Daley announced the upcoming Meet & Greet next week. The Social Committee is planning on making the October event bigger than usual by coupling it with National Night Out.
 - c. Landscape: **ACTION:** Management will obtain bids for painting address numbers on the curbs.
 - d. ACB: Kevin Daley announced that Chuck is resigning, and he provided excellence service to the community.
 - e. RICC: Jim Schwendinger reported his initial overview of the roads, but he will be reviewing again in the fall. **ACTION:** Management will obtain bid for painting of golf cart crossings and stop limit signs.
6. Board Report: Kevin Daley reported the Board's focus is security, and they will be reviewing other initiatives.

7. Management Report: Alyssa Floyd presented the management report which included a summary of the completed tasks and accomplishments since the previous meeting. **ACTION:** Management will obtain a routine maintenance proposal for the gates.
8. Closing: A motion was made to adjourn the regular portion of the board meeting. The meeting was adjourned at 9:18 am.
9. Resident Q&A
10. Executive Session: Executive Session was called to order at 9:20am.
 - a. Aged Owner Balances
 - b. Action on Internal PolicyExecutive Session was adjourned at 9:34am