

Flintrock at Hurst Creek POA Board of Directors Meeting
Tuesday, August 25th at 8:00am
Located at the Flintrock Falls Clubhouse
401 Jack Nicklaus Drive, Lakeway, TX 78734

Minutes

Board Members Present: Chuck Bechtel, Dave Doerr, Ed Nelson, Miles Standish
Also Present: Kady Wiese of Southwest Management Services

1. Call to Order: The meeting was called to order at 8:00am by Board President Chuck Bechtel.
2. Confirmation of Quorum & Consideration of April 2015 Board Meeting Minutes: A quorum was confirmed by the presence of board members. A motion was made to approve the minutes from April 2015. Seconded; unanimous; motion carried.
3. New Business and Discussion
 - a. Consider and take action on Appointment of Wayne Crawford to Finance Committee: A motion was made to appoint Wayne Crawford to the Finance Committee. Seconded; unanimous; motion carried.
 - b. Ratify Audit from Bruce Lawrence: A motion was made to ratify the approval of the 2014 Audit by Bruce Lawrence for \$2,995. Seconded; unanimous; motion carried.
 - c. Ratify Transfer of Funds from Operating to Reserve: A motion was made to ratify the transfer of \$200,000 from the operating fund to the reserve fund. Seconded; unanimous; motion carried.
 - d. Ratify Bid for Painting Entry Columns & Pergolas, Golden Bear Bridge Railing, & Gates: A motion was made to ratify the \$5,445.80 painting proposal from CertaPro and for the funds to be spent out of the reserve. Seconded; unanimous; motion carried. **Action:** Kady will follow up with CertaPro and ensure that they paint the underneath portion of the railing on Golden Bear.
 - e. Consider and take action on Gate Repairs: A motion was made to approve gate repairs and switching systems to Linear, not to exceed \$14,000. Seconded; unanimous; motion carried. **Action:** Kady will obtain photos of the different sized displays and will send them to the board. **Action:** Kady will verify that the circuit board, controller, etc. will be replaced when switching from Sentex to Linear. **Action:** Kady will verify that the proposal includes tax and that the new call box will fit in the monument. **Action:** Kady will see how much it would cost to start replacing the operators and if it's less than \$14,000 all together with the switch, will move forward with it.
 - f. Discussion – Landscape Install at Jack Nicklaus & Golden Bear Corner: The landscape committee chair Jack Lochbaum presented the landscape plan for the corner. The committee would like to start planting at the end of September or October. A motion was made to approve the landscape plan and any proposal for it, so long as it doesn't exceed \$9,500. **Action:** Kady will see if irrigation can be run to the southeast corner (opposite the corner with the proposed landscaping), and if it can be sodded. **Action:** Kady will follow up on having the tree stump inside of the Honors gate removed and see if a proposal can be found for less than \$1,000.
 - g. Discussion – Transfer Related Fees: A motion was made to table the transfer fee discussion.
 - h. Discussion - Radiant Software Implementation: An update was given on the software implementation progress. **Action:** Kady will have an email sent to all of the residents that did not respond to the initial email requesting vehicle data. Email will state that the POA assumes that their data is accurate, since no response was received.
 - i. Discussion - Joint Flintrock / Hills Shared Gate Implementation and Communication Plan: Board President of the Hills, Hal Lanham, and Chuck will work to complete the letter.
 - j. Discussion - 2015 Board Election process and timing: **Action:** Kady will put together a list of voting options for the 2015 Annual Meeting.
4. Committee Reports

- a. Discussion – Investment Options & 2016 Budget: Finance Committee Chair, Kevin Daley explained that the Finance Committee feels that it would be in the POA’s best interest to invest a portion of the reserve funds into laddered CDs.
 - b. Discussion - Golden Bear Road Repairs: RICC Chair, Jim Schwendinger gave an update and said that he will put together a package to use for obtaining a proposal for multiple road locations that need repairs.
5. Management Report: Kady presented the Management Report, which included updates on completed tasks since the last board meeting.
 6. Closing: A motion was made to adjourn the meeting at 9:50am. Seconded; unanimous; motion carried.
 7. Resident Q&A