

Flintrock at Hurst Creek POA Board of Directors Meeting
October 13th, 2016 at 8:45am
Located at the Flintrock Falls Clubhouse 401 Jack Nicklaus Drive, Lakeway, TX 78738

Minutes:

Board Members Present: Dave Doerr, Ed Nelson, Kevin Daley, Tom Rich

Also Present: Kady Wiese of FirstService Residential and committee members and chairs.

1. Call to Order: Dave Doerr called the meeting to order at 8:45am.
2. Confirmation of Quorum & Consideration of July 2016 Board Meeting Minutes: The quorum was confirmed by the board members present. A motion was made to approve the July 2016 Board Meeting Minutes. Motion carried.
3. New Business
 - a. CC&R Amendment Discussion: A motion was made to table the item, since the CC&R amendment was not yet provided by the attorney. Motion carried.
 - i. Consider and Take Action on Design Guideline Amendment: A motion was made to spend \$1,500 to have Winstead amend and restate the Design Guidelines as opposed to adopting an amendment. Motion carried. **Action:** Kady will let Winstead know that the board wishes to amend and restate. **Action:** A meeting will be set between Chuck Bechtel of the ACB, Dave, Ed, and Kady to review the proposed amendment.
 - ii. Consider and Take Action on Bylaws Amendment: A motion was made to table the item, since the Bylaws amendment was not yet provided by the attorney. Motion carried.
 - b. Annual Meeting Discussion: It was determined that the Annual Meeting will be held in January of 2017 and that electronic and absentee ballots will be accepted. **Action:** Kady will send out an email bulletin soliciting volunteers for the upcoming election.
 - c. 2017 Budget Discussion: Expenses for the 2017 budget were discussed. **Action:** Kady will include an item in the budget to clean up the landscaping that is immediately adjacent to the walls on Flint Rock Rd. and Serene Hills.
4. Old Business
 - a. Ratify Approval of Fencecrete Repairs: A motion was made to ratify the approval of the \$1,876.84 Fencecrete repair bid and to use reserves for the expense. Motion carried.
 - b. Ratify Approval of Barrier Arm Replacement: A motion was made to ratify the approval of the \$4,950.00 barrier arm replacement bid and to use reserves for the expense. Motion carried.
 - c. Ratify Approval of Shared Gate Rehangng: **Action:** Kady will check with Secure Gate on the status of finishing the re-hanging of the gate. A motion was made to approve the \$850.00 proposal to rehang the shared gate. Motion carried.
5. Committee Reports
 - a. Finance: Kevin Daley gave the finance committee update and explained that they would be working with FirstService Residential to finalize the 2017 budget before it is presented to the board.
 - b. Social: It was stated that a meet and greet would be held on Tuesday, October 18th. Kevin Daley spoke about the National Night Out event that took place and mentioned that in 2017, they'll plan to have more POA involvement.
 - c. Landscape: Greg Schultz gave the landscape committee report. A motion was made to approve Landscape Resources' \$1,066.59 bid for relocating the rock border on the southeast corner of Jack Nicklaus and Golden Bear and Landscape Resources' \$1,576.12 bid for the border around the xeriscape bed on the northwest corner of Jack Nicklaus and Golden Bear. Motion carried. **Action:** Kady will set up a meeting with Longhorn lighting and the landscape committee to discuss the holiday lighting plan at the Honors gate. **Action:** Kady will include in the 2017 budget an increase to the landscape contract to allow for the area behind 102 Black Wolf to be mowed monthly.
 - d. ACB: Chuck Bechtel presented the ACB report and explained that the ACB had returned many of the deposits that had previously been held by the POA.
 - e. RICC: Jim Schwendinger presented the RICC report and stated that the stop sign at Jack Nicklaus & Flint Rock Road will be replaced after the construction on Flint Rock Rd. is

completed. He also explained that the RICC and FirstService Residential were working together to obtain crack seal bids.

6. Management Report: Kady Wiese presented the management report, which included a summary of the completed tasks and accomplishments since the previous meeting.
7. Closing: A motion was made to adjourn the regular portion of the board meeting. The meeting was adjourned at 10:18am
8. Resident Q&A: Questions were asked regarding portable speed reader signs. **Action:** Kady will check with the Hills to see what the cost of their speed reader sign was. Also mentioned was the issue with underage children driving golf carts. **Action:** Kady will reach out to Lakeway PD and ask them to increase enforcement.
9. Executive Session: Executive session was called to order at 10:25am
 - a. Consider Initiation of Foreclosure Action: Discussion ensued.
Executive session was adjourned at 10:45a.
Regular meeting was re-opened at 10:46a.
A motion was made to move forward with the foreclosure action discussed in executive session, dependent upon a written letter from the collections attorney. Motion carried.
Regular meeting was adjourned at 10:46a.