

Flintrock at Hurst Creek POA Board of Directors Meeting
Tuesday, May 10th, 2016 at 9am
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 Southwest Management Services, Chuck Bechtel of the ACB, Pam Doerr of the Landscape and Social Committee, and Jim Schwendinger of the RICC.

1. Call to Order: Dave Doerr called the meeting to order at 9am.
2. Confirmation of Quorum & Consideration of February 2016 Board Meeting Minutes: A quorum was confirmed by the presence of board members. A motion was made to approve the minutes from February 2016. Motion carried.
3. New Business
 - a. Consider and Take Action on Formal Appointment of Jim Tabb to ACB: A motion was made to appoint Jim Tabb to the ACB. Motion carried.
 - b. Consider and Take Action on Blue Directional Sign Replacement. Discussion took place regarding the blue directional signs and revising their text. A motion was made to have the signs replaced at \$600 per piece. Motion carried. **Action:** Kady will have the signs re-made at Stokes. **Action:** Kady will get pricing to replace the “stop ahead” signs with larger. **Action:** Kady will have the “Caution Dip” sign at Desert Highlands replaced and will see if there are tamper-proof fixtures that can be used. **Action:** Kady and the SMS maintenance team will perform an inspection of all of the street signs and see which ones need to be replaced and/or painted. **Action:** Kady will obtain pricing to re-paint all of the gates.
 - c. E-bulletin Discussion: Options for sending ebulletins regarding skateboarders on the golf course, joggers running on residents’ lawns, and untagged dogs were presented. The board decided to table sending reminder bulletins regarding these topics at this time.
4. Old Business
 - a. Ratify Reserve Study Expense: A motion was made to ratify the spending of \$2,250 from the reserve fund to pay for a reserve study. Motion carried. Tom Rich and Jim Schwendinger will review the reserve study compared to the road conditions and make recommendations to the board.
 - b. Ratify Reserve Fund Investment: A motion was made to ratify moving \$225,000 in reserves to a 14 month CD at Green Bank for 1.25% interest and moving \$125,000 in reserves to a 36 month CD at First Trust for 1.35% interest.
 - c. Bylaws & Declaration Amendment Discussion: The amendments to quorum requirements were discussed and Kady explained that 51% of the membership would need to vote in favor in order to have the declaration amended. Ed and Dave will review the docs to see what other amendments may need to be made.
 - d. Cut-Through Report: Kady explained that currently any cut-through infractions stay on a resident’s account in perpetuity. The board agreed to consider removing warnings from a resident’s account after 1 year. The 30 day and 180 day infractions would still stay on the account in perpetuity. **Action:** Kady will contact Radiant to see what the change would cost. Afterwards, the cost will be presented to the board. If the Flintrock Board approves, then the change will be presented to the Hills board for consideration.
5. Committee Reports
 - a. Finance: Kevin Daley gave the Finance Committee report and went over the investment of \$350,000 in two separate CDs. **Action:** Kady will see what needs to be done to move additional funds from the POA’s one bank to another bank in order to keep the balances under \$250,000 for FDIC protection.
 - b. Social: Pam Doerr gave the Social Committee report and explained the success of their most recent happy hour. She said that the happy hours will resume to a quarterly frequency. **Action:** Kady will send upcoming Southwest Management/HelloNabr event dates to the board in the event that they want to attend to gather more information on HelloNabr.
 - c. Landscape: Pam Doerr gave the Landscape Committee report. The committee would like for residents to make an effort to keep their shrubbery trimmed and their sidewalks clear. A motion

was made to give the Landscape Committee flexibility to spend \$5,000 on upcoming projects. Motion carried. The Landscape Committee will contact Kady when in need of financial information regarding their budget. Pam mentioned that the owner of the home next to the xeriscaped area on the southeast corner of Golden Bear and Jack Nicklaus said that the bed extends a few inches onto his property. Dave and Tom will reach out to the owner. **Action:** Kady will send the revised landscape maintenance map to Pam for her meeting with Landscape Resources.

- d. **ACB:** Chuck Bechtel and Paul Pennybacker gave the ACB report and described the need for architectural guidelines regarding sun shades. The board and ACB will discuss specifics at a later date.
 - e. **RICC:** Jim Schwendinger presented the RICC report. An update on the drainage issue at 219 Golden Bear was given. **Action:** Kady will work with the RICC to get a price to install a French drain and stones in the ROW behind 219 Golden Bear. Jim said there will likely be a need for crack seal this year and will reach out to the Villas to see if they want to participate in the project to potentially obtain a mobilization discount. For curb repair, Jim will put together an option sheet for the RFP. Tom will work with Jim on options for sidewalk repair on Golden Bear Cove.
6. **Management Report:** Kady presented the Management Report, which included current financials, completed tasks, and updates since the last board meeting. **Action:** Kady will try to remove the marketing website from www.flintrockfalls.com and redirect it to the POA website. **Action:** Kady will find a way to share the digitized common area plans with Paul Pennybacker and Jim Schwendinger. **Action:** Kady will make a work order to have the Escavera light repaired.
 7. **Closing:** A motion was made to adjourn the meeting. The meeting was adjourned at 10:38am
 8. **Resident Q&A:** A request was made for the board to consider again installing cameras at the gates.