

Flintrock at Hurst Creek POA Board of Directors Meeting  
March 22<sup>nd</sup>, 2017 at 10:00am  
Located at FirstService Residential Austin 7 Lakeway Centre Court Ste. 102, Austin, TX 78734

Minutes:

Board Members Present: Kevin Daley, Tom Rich, Ed Nelson, Grant John, Kent Wells  
Also Present: Kady Wiese and Alyssa Floyd of FirstService Residential.

1. Call to Order: Kevin Daley called the meeting to order at 10:00am.
2. Confirmation of Quorum & Consideration of January 2017 Board Meeting Minutes: The quorum was confirmed by the board members present. A motion was made to approve the January 2017 Board Meeting Minutes. Motion carried.
3. New Business
  - a. Ratify Board Director Positions and Committee Liaisons: A motion was made to ratify the Board positions and Committee Liaisons listed below. Motion carried.
    - i. President – Kevin Daley & liaise with Social Committee
    - ii. Treasurer – Kent Wells & liaise with Finance Committee
    - iii. Secretary – Tom Rich & liaise with Road Committee
    - iv. VP/Director – Grant John & liaise with Architectural Committee
    - v. VP/Director – Ed Nelson & liaise with Landscape Committee
  - b. Consider and take action on Golf Crossing Signage: A motion was made to approve the proposal for new signs with extra lamination. Motion carried.
  - c. Discussion on Overnight Parking and RFID Regulation: The board continued discussion on dealing with the increased overnight parking issues and managing violations on the shared gate. **ACTION:** Overnight Parking - Alyssa will purchase parking stickers to provide to the Board along with guidelines on usage with overnight parking violators. **ACTION:** Shared Gate – The Board will review with the Hills managing the Shared Gate policy and if any modifications are appropriate.
  - d. Discussion on Exterior Home Paint: **ACTION:** Architectural Control Board will review exterior colors regarding white shades.
  - e. Discussion on Security Cameras on Vehicular Gates: **ACTION:** Alyssa will obtain more security options with Guards and obtain proposals for other gate options at Honors gate.
4. Old Business
  - a. Consider and Take Action on Amended and Restated Designed Guidelines: A motion was made to approve the Amended and Restated Designed Guidelines. 3 members voted in favor while 2 abstained from voting. Motion carried. **ACTION:** Alyssa and RICC will obtain proposal for paving lots without sidewalks and obtain legal opinion on special assessment for implementation.
5. Committee Reports: Board will be more active in asking for volunteers for committees and also advertise vacancies through email bulletins.
  - a. Social: Kevin Daley announced there will be a vacancy on the committee starting in April. **ACTION:** Management will send email bulletin for volunteers.
  - b. Landscape: Pam Doerr provided a report stating they will be working on finishing the main entrance garden and adding more light at the Honors Gate. The landscaper will not trim bluebonnets.
  - c. ACB: **ACTION:** Grant John will discuss cutting into curbs and streets with ACB and how to manage.
  - d. RICC: Jim Schwendinger provided a report stating all streets received a crack seal treatment in December 2016. The committee will start performing the survey on the roads within a few months.
6. Board Report: Kevin Daley reported he did a walk thru with Alyssa and Patriot after the recent ATT Fiber Optics installation. We will continue monitoring the progress of the sod installation.
7. Management Report: Alyssa Floyd presented the management report, which included a summary of the completed tasks and accomplishments since the previous meeting. Management will send a preview of email bulletins to President before sending to community.

8. Closing: A motion was made to adjourn the regular portion of the board meeting. The meeting was adjourned at 11:27am
9. Executive Session: Executive Session was called to order at 11:27am.
  - a. Consider and take action on Foreclosure: Discussion ensued.
  - b. Discussion on Delinquency Limit Amount
  - c. Aged Owner Balances
  - d. Codes, Covenants and Restrictions and Design Guidelines

Executive Session was adjourned at 11:55am.

Regular meeting was re-opened at 11:55am.

A motion was made to move forward with the foreclosure action discussed in executive session. Motion carried.

Regular meeting was adjourned at 11:56am.