

Flintrock at Hurst Creek POA Board of Directors Meeting
Thursday, July 24th, 2014 8:00am
Located at the Flintrock Falls Clubhouse
401 Jack Nicklaus Drive, Lakeway, TX 78734

Minutes

Members Present: President Chuck Bechtel, Vice President Nat Peniston, Secretary David Doerr

Also Present: Kady Wiese of Southwest Management Services

1. Call to Order: Chuck Bechtel called the meeting to order at 8:02am
2. Confirmation of Quorum & Consideration of April 2014 Board Meeting Minutes: A quorum was met by the presence of board members. A motion was made to approve the minutes from April 2014, seconded; motion carried.
3. Old Business
 - a. Landscape Improvement Discussion: The landscape bid that was obtained to add improvements to the northwest corner of Golden Bear and Jack Nicklaus was discussed. A motion was made to table the topic until other bids could be obtained, seconded, unanimous; motion carried.
Action: Kady will obtain additional bids for the same scope of work from other vendors, as well as scaled down bids to hide the utility boxes with a minimal approach.
 - b. Gate Discussion: Kady went over the landscaping repairs that had recently been made to the entry gates and explained options for preventative maintenance. A motion was made to table the topic until the Hills obtained bids for gate maintenance, seconded, unanimous; motion carried.
4. New Business and Discussion
 - a. Ratification of Appointment of Paul Pennybacker to ACB: A motion was made to ratify the appointment of Paul Pennybacker to the ACB, seconded, unanimous; motion carried.
 - b. Ratification of Appointment of Don Avena to Finance Committee: A motion was made to ratify the appointment of Don Avena to the Finance Committee, seconded, unanimous; motion carried.
 - c. Ratification of Approval of Use of Reserve Funds Asphalt & Paving Work: A motion was made to ratify the approval of the use of up to \$17,000 in reserves to perform asphalt and paving work, seconded, unanimous; motion carried.
 - d. Mailbox Move Discussion: Dave Doerr went over the plan to move the mailboxes that serve the residents on Escavera, Pine Barrens, Cog Hill, and Black Wolf Run from the mail building on Golden Bear to the building on Indianwood, so that the boxes can be in closer proximity to the homes that they serve. Dave explained that the mailboxes on Indianwood would be rearranged, so that they're in order by street and address. Also, a few of the mailboxes that serve Jack Nicklaus and Borello residents will be moved from one side of the building on Golden Bear to the other side of the building on Golden Bear, which will leave an open space on the western half of the mail building.
5. Committee Reports
 - a. RICC: Chairman of the RICC, Jim Schwendinger, presented the report for the Roadway Improvement and Construction Committee, which gave an update regarding the recent road repairs. The full report will be posted to the POA website. The dip on Desert Highlands was also discussed. **Action:** Kady will obtain two "Caution Dip" signs in Spanish and English to attach to the stop sign on Desert Highlands. Street sweeping was discussed and Kady had obtained pricing for the work. **Action:** Kady will provide Jim Schwendinger the costs for the street sweeping, so that it may be evaluated by the RICC.

- b. Finance: Dave Doerr presented an update on the Finance Committee. Bids have been obtained for an audit and Dave suggested that an audit be performed each year. Also, at the next Finance Committee Meeting, a reserve investment group will be presenting options for potentially investing a portion of the reserves.
- 6. Management Report: Kady presented the management report which included completed items and projects since the previous meeting, as well as the most recent financials with the variance report for the income and expense statement. Although the agave light on the monument at Escavera was worked on, it was stated that the lights are not functioning. **Action**: Kady will have the light repaired. The storage of architectural plans was discussed. The guardhouse is running out of room to store the plans, therefore, Kady presented pricing to obtain a storage unit. Since it is not necessary for the POA to keep the plans, the board decided to have the plans organized, send out notice to the residents that they may come to the guardhouse to pick them up, then after a certain date, dispose of the remaining plans. **Action**: Kady will organize and facilitate the architectural plan pick-up project. Pricing for golf cart crossing signs was presented. **Action**: Kady will have golf cart crossing signs. The cleanliness of construction sites was discussed. **Action**: Kady will send out an email bulletin to the residents requesting that they notify the POA when they see construction sites that are not being properly maintained.
- 7. Closing: A motion from the Board was made to adjourn the meeting, seconded, unanimous; motion carried. The meeting was adjourned at 9:30am
- 8. Resident Q&A: It was mentioned that the construction site at 414 Indianwood has been looking messy. **Action**: Kady will contact Prominence Homes to request that the site be cleaned up.