

Flintrock at Hurst Creek POA Board of Directors Meeting
Tuesday, February 9th, 2016 at 9am
Located at the Flintrock Falls Clubhouse | 401 Jack Nicklaus Drive, Lakeway, TX 78738

Minutes

Board Members Present: Dave Doerr, Kevin Daley, Ed Nelson, Miles Standish, and Tom Rich
Also Present: Kady Wiese of Southwest Management Services

1. Call to Order: The meeting was called to order at 9am by Dave Doerr.
2. Confirmation of Quorum & Consideration of August 2015 Board Meeting Minutes: A quorum was confirmed by the presence of board members. A motion was made to approve the August 2015 Board Meeting Minutes. Motion carried.
3. New Business
 - a. Consider Digitization of Common Area Plans: A motion was made to have B2B digitize the common area plans for \$1 per sq. ft. Motion carried. **Action:** Kady will have the plans digitized. **Action:** Kady will send out one more email bulletin to remind residents to pick up their house plans from the guard house and will then set a date to dispose of them.
 - b. Consider Proposal for New RFID Readers @ Honors Gate: A motion was made to upgrade the readers on the entry side of the Honors gate for \$2,000 annually. **Action:** Kady will implement the agreement and ensure that there is language stating that the term is contingent upon the Hills' contract with Radiant.
 - c. Discussion - Joint Flintrock / Hills Shared Gate Implementation: Kady and Dave provided an update on the implementation of the automatic RFID cut-off software at the shared gate. The automatic RFID cut-offs are set to be deployed next week and the board members will stand at the shared gate the morning of implementation to remind residents.
4. Old Business
 - a. Ratify Board Director Positions: A motion was made to appoint Dave Doerr as President, Ed Nelson as VP, Tom Rich as Secretary, Kevin Daley as Treasurer, and Miles Standish as Director. Motion carried.
 - b. Ratify Gate Operator Replacement & System Upgrade to Linear: A motion was made to ratify the approval of the \$36,050 bid from SecureGate to upgrade 5 gate systems to Linear and replace 9 operators in 2015, to be used from the reserve fund. Motion carried.
 - c. Ratify Revised Alpha Paving Proposal: A motion was made to ratify the approval of the \$20,650 bid from Alpha Paving for road repairs in October 2015, to be used from the reserve fund. Motion carried.
 - d. Ratify Jack Nicklaus & Golden Bear Corner Landscape Proposal: A motion was made to ratify the \$10,918.64 bid from Landscape Resources to landscape the northwest corner of Jack Nicklaus & Golden Bear in late 2015. Motion carried.
 - e. Ratify Miscellaneous November Landscape Projects: A motion was made to ratify the approval of the \$6,095.56 bid from Austin Lawn Pro to perform miscellaneous landscape projects throughout the community in November of 2015. Motion carried. **Action:** Kady will contact Landscape Resources to have them start maintaining the xeriscaped southeast corner of Jack Nicklaus & Golden Bear. **Action:** Kady will check to see if we can install drip irrigation at the Honors gate where the shrubs were transplanted to prevent them from dying.
 - f. Ratify 2016 Budget: A motion was made to ratify the 2016 budget. Motion carried.
5. Committee Reports
 - a. Finance: Kevin presented the Finance Committee Report. A motion was made to approve a reserve study revision not to exceed \$3,000. Motion carried. **Action:** Kady will get pricing to have a 2016 reserve study performed.
 - i. Consider Reserve Fund Investment: A motion was made to invest \$300,000 of reserve funds to laddered CDs. Motion carried. **Action:** Kady will have FirstService financial revise their analysis to reflect the approved amount. Kevin will check with finance committee member Wayne to see if his bank can offer better rates.
 - b. Social: Kady said that she has contacted an event planning company, that often partners with FirstService Residential and Southwest Management, to see what they can offer for Flintrock. She also explained the welcome bag process.

- c. Landscape: A motion was made to appoint Greg Schultz and Mike Kelly to the landscape committee. **Action:** Kady will update the website.
 - d. ACB: Chuck Bechtel gave an update from the ACB and spoke about a new builder that the ACB would like for the board to consider approving. **Action:** Kady will follow up with the architectural department to see if all documentation from the new builder has been received. A comment was made regarding the inlet protectors being clogged along Black Wolf. **Action:** Kady will contact all of the builders and tell them to check their inlet protectors and clean out/replace them as needed. **Action:** Kady will remind the guards that construction is not allowed on Sundays. **Action:** Kady will check with the attorney to see at what point the POA can take action and use a deposit for completion of a home.
 - e. RICC: Tom Rich gave the RICC's report.
- 6. Management Report: Kady gave the management report which included completed items since the previous board meeting. **Action:** Kady will send the board the amendments that were prepared, but never adopted, to amend the quorum requirements.
 - 7. Closing: A motion was made to adjourn the meeting. The meeting was adjourned at 10:19am.
 - 8. Resident Q&A: It was asked if the main entrance would be closed at any point during construction on Flint Rock Rd. It was stated that the entrance would not be closed. Questions arose on the shared gate cut-through rules. **Action:** Kady will have the Winnett Group's name removed from the blue directional signs and the guardhouse.