

Flintrock at Hurst Creek POA Board of Directors Meeting  
Monday, April 27<sup>th</sup>, 2015 6:00pm  
Located at the Flintrock Falls Clubhouse Pavilion  
401 Jack Nicklaus Drive, Lakeway, TX 78734

Minutes

Board Members Present: Chuck Bechtel, Nat Peniston, Dave Doerr, Miles Standish, Ed Nelson.  
Also Present: Kady Wiese of Southwest Management Services

1. Call to Order: The meeting was called to order at 6:00pm by Board President Chuck Bechtel.
2. Confirmation of Quorum & Consideration of November 2014 Board Meeting Minutes: A quorum was confirmed by the presence of Board Members. A motion was made to approve the November 2014 Board Meeting Minutes. Seconded; motion carried 5-0.
3. New Business and Discussion
  - a. Ratify Approval of Director Positions: Motions were made to designate Chuck Bechtel as President, Nat Peniston as VP, Dave Doerr as Treasurer, Ed Nelson as Secretary, and Miles Standish as a Director. Seconded; motions carried 5-0.
  - b. Ratify Approval of Radiant RFID Agreement: A motion was made to approve the new Radiant RFID Software Contract contingent upon the POA attorney reviewing. The motion made was also to approve the one-time expense of \$6,000 for set up and \$430 per month contract price. Seconded; motion carried 4-1. **Action**: Kady will have the POA attorney review the contract, make any changes necessary, and execute.
  - c. Ratify Approval of Golden Bear Asphalt Repair: A motion was made to ratify the \$900 reserve expense for the asphalt patch in front of 513 Golden Bear by Ace Asphalt Maintenance. Seconded; motion carried 5-0.
  - d. Ratify Approval of Guardhouse, Mail Building, and Monument Painting: A motion was made to ratify the \$10,629.94 reserve expense for painting the exterior of the guardhouse, mail buildings, and monument signs, performed by CertaPro. Seconded; motion carried 5-0.
  - e. Ratify Approval of Revised Wall Proposal: A motion was made to ratify the revised wall proposal. Seconded; motion carried 5-0. **Action**: Kady will have the Social banner stakes removed from the site of the future wall. **Action**: Kady will follow up with the Club to check the status of their approval of the wall agreement.
  - f. Consider and take action on Appointment of Kevin Daley as Finance Committee Chair: A motion was made to appoint Kevin Daley as the Finance Committee Chair. Seconded; motion carried 5-0.
  - g. Consider and take action on Appointment of Tommy Cokins to ACB: A motion was made to appoint Tommy Cokins to the ACB. Seconded; motion carried 5-0.
  - h. Consider and take action on Exit Gate Button: A motion was made to approve the proposal from Compound Security to add a button to the exit gate at the main entrance for cyclists. The \$822 proposal includes the button with a gooseneck. Seconded; motion carried 5-0.
  - i. Consider and take action on Guardhouse A/C Unit Replacement: Kady presented a bid comparison for replacement of the A/C unit at the guardhouse. A motion was made to approve an expense not to exceed \$5,500 for the replacement. Seconded; motion carried 5-0. Ed will get in touch with the former President of Trane A/C to ask his opinion on the warranties and the size of the units that were listed in the proposals.
  - j. Consider and take action on Honors Gate and Entry Gate Lighting: The board reviewed the proposals and different options for lighting. A motion was made to approve Texas Outdoor Lighting to perform replacements at the entry and the install of priority light groups 1 & 2 at the

Honors gate. Seconded; motion carried 5-0. **Action:** Kady will have Texas Outdoor Lighting revise their proposal to include priority light groups 1 & 2, then will have work executed.

- k. Consider and take action on 513 Golden Bear ROW Repairs: No final proposal was received yet, so the item was tabled.
  - l. Security Camera Proposals: Kady presented bid comparisons and pricing for security cameras. The pricing ranged from approximately \$20,000 to \$40,000. **Action:** Kady will work with the Board to create a survey to send to residents regarding the security cameras.
  - m. Consider and take action on Budget Revisions: Dave presented the budget revisions that the Finance Committee had suggested. The revisions were tabled. **Action:** Kady will get pricing for 2014 Audit.
- 4. Management Report: Kady presented the management report, which included completed tasks and accomplishments since the last meeting.
  - 5. Closing: A motion was made to adjourn the meeting. Seconded; unanimous; motion carried. The meeting was adjourned at 7:24pm
  - 6. Resident Q&A

An executive session followed the resident Q&A, during which time the Board had discussions with the POA attorney.