



Flintrock at Hurst Creek POA Board of Directors Meeting
Tuesday, July 19th, 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: Committee Members, Residents, and Kady Wiese of FirstService Residential

1. Call to Order: Dave Doerr called the meeting to order at 9am.
2. Confirmation of Quorum & Consideration of May 2016 Board Meeting Minutes: A quorum was confirmed by the presence of board members. A motion was made to approve the May 2016 Board Meeting Minutes. Motion carried.
3. Consider 227 Golden Bear Project Denial Appeal: Mr. Hughes of 227 Golden Bear explained his sail shade project. The board reviewed the denial letter and the information provided. The board tabled further discussions until executive session.
4. New Business
 - a. Discuss Open Garage Door Rule: The board decided not to send an email bulletin containing a reminder on keeping garage doors closed, but instead send a semi-annual letter containing common violation reminders. **Action:** Kady & Dave will prepare a letter to be sent to the membership.
 - b. Discuss Future Amendments/Changes to Design Guidelines: A discussion on document changes took place. **Action:** Kady will reach out to the POA attorney to begin process of drafting amendments.
 - c. Overnight Street Parking Bulletin Discussion: Discussion was tabled. **Action:** Include overnight street parking reminder in semi-annual letter.
 - d. Consider and Take Action on Street Sign Replacements: A motion was made to purchase engineering grade replacement street signs at \$900 total. Motion carried. **Action:** Kady will order the signs and have them installed.
 - e. Consider Increasing Short Term Reserve Fund Investments: Kevin made a motion to increase the allowable reserve fund investments from \$400,000 to \$700,000. Motion carried.
5. Old Business
 - a. Ratify Approval of Fund Transfer and Opening of Two New Bank Accounts: A motion was made to ratify the approval of opening two new bank accounts and transferring operating and reserve funds as necessary to ensure FDIC protection on funds. Motion carried.
 - b. Ratify Approval of CertaPro Gate Painting Expense: A motion was made to ratify the approval of the \$1,050.03 gate painting bid by CertaPro. Motion carried.
 - c. Ratify Approval of 206 Indianwood Fence Repair Bid: A motion was made to ratify the approval of Fencecrete's wall repair bid for 206 Indianwood in the amount of \$636.30. Motion carried. **Action:** Kady will reach out to Fencecrete to request a proposal for the damage caused to 233 Golden Bear's wall and will have the county pay for the expense.
 - d. Shared Gate Update – Club Member RFID Tags: Dave gave an update explaining that the Hills will begin to apply the same cut-through rules to the Club member tags that are applied to the resident tags. The Hills is in the process of obtaining the necessary data to put the rules in place for Club members. **Action:** Kady will send out a bulletin to the community re-explaining the cut-through rules with a map of alternate routes that Flintrock residents can use to access the Club facilities without cutting through the Hills. Kady explained the recent mechanical issues with the Shared gate. A motion was made to spend \$550 to rehang the shared gate. Motion carried. **Action:** Kady will see if the guards can check to make sure the shared gate is functioning when they arrive to the community in the mornings.

- e. Fencecrete Repairs: Tom gave an update on the walk that he performed with Fencecrete to evaluate the condition of the perimeter wall. Tom explained that Fencecrete said that resident landscaping, vines specifically, can be damaging to the walls and that residents will be responsible for repair in the event that the walls are damaged as a result.
6. Committee Reports
 - a. Finance: Kevin gave the Finance Committee report and briefly explained the reserve study results.
 - b. Social: Pam Doerr gave the social committee report. The July Happy Hour was cancelled due to the heat, but the committee plans to resume quarterly Happy Hours in October. **Action:** Kady will add Nancy Wells to the community website under Social Committee.
 - c. Landscape: Pam gave the Landscape Committee update. The committee plans to do another walk of the neighborhood in early August to see what shrubs and trees still need to be cut back from the sidewalk. The common area tree pruning performed by Landscape Resources has been completed. **Action:** Kady will follow up with Brandon on the dead tree in the common area on Escavera. **Action:** Kady will get pricing from Landscape Resources to increase the mowing frequency in the drainage area behind 102 Black Wolf to 12x per year.
 - d. ACB: Chuck Bechtel gave the ACB update. Currently there is 1 new builder about to begin construction. Recent issues have been arising with pool builders. **Action:** Kady will see if Mary can meet with Chuck monthly to go over the architectural deposit list.
 - e. RICC: Jim Schwendinger gave the RICC report. Jim said that they may need to have a crack seal project performed in the fall. **Action:** Kady will have the inlet protectors on Black Wolf near Pine Barrens removed completely. **Action:** Kady will request that the landscapers mow the east corner of the main entrance on Filnt Rock Rd. regularly. **Action:** Kady will check with the ACB to see if the inlet in front of 102 Black Wolf should be covered by the nearest builder. **Action:** Kady will tell Landscape Resources to make sure to refrain from blowing clippings into the storm drains.
 7. Management Report: Kady presented the management report which contained many of the completed tasks and projects since the last meeting.
 8. Closing: A motion was made to adjourn the meeting. The meeting was adjourned at 11:12am.
 9. Resident Q&A: Residents and the board partook in Q&A. **Action:** Kady will tell the guards to refrain from putting cones in the resident lane at night.
 10. Executive Session: Executive session was called to order at 11:26a. Discussions took place regarding 227 Golden Bear's sail shades. Executive session was adjourned at 11:40a. The Board meeting was re-opened at 11:40a. A motion was made to allow 227 Golden Bear to keep one sail shade of the residents' choosing. Motion carried. A motion was made to adjourn the meeting. The meeting was adjourned at 11:41a.