

Flintrock at Hurst Creek POA Board of Directors Meeting
August 28th, 2013 8:00am
Located at the Flintrock Falls Clubhouse
401 Jack Nicklaus Dr. Austin, TX 78734

Board Members Present: Chuck Bechtel and Nat Peniston. Bill Resch was present via conference call.

Also Present: Kady Wiese of Southwest Management Services, Flintrock POA Roadway Improvement and Construction Committee member, Jim Schwendinger, and other POA members.

1. Call to Order:

The meeting was called to order at 8:11am by Board President, Chuck Bechtel. A quorum was met by the presence of Board Members.

2. Consideration of Minutes:

Board Member, Nat Peniston moved to approve the minutes from the June 2013 Board Meeting. Chuck Bechtel seconded and the minutes were approved as read.

3. Old Business:

a. Gate Security:

Board President, Chuck Bechtel explained that due to resident suggestions and prior damages to the vehicular gates in Flintrock, the Board had decided to obtain bids for security cameras. Board Member, Nat Peniston explained the different types of cameras including license plate recognition and overview cameras. It was discussed that license plate cameras would be more efficient in assisting police with identifying a culprit rather than an overview camera. Kady Wiese of Southwest Management Services provided quantitative data on the 2012 and 2013 repair costs associated with gate damage due to vehicular accidents or vandalism. Chuck Bechtel moved to create a survey for the residents of Flintrock to consider each security camera option. Board Member, Bill Resch seconded. Motion carried. *Action: Kady Wiese will create an online survey. Kady went on to mention the new RFID system that The Hills currently has a portion of in place. The discussion was tabled until further information could be gathered from The Hills and Radiant RFID.

b. Reserve Study:

Kady Wiese of Southwest Management Services went into detail on the Funding Plan that was included in the Reserve Study, which was performed. Board President, Chuck Bechtel gave the resident members in attendance background information on why the Reserve Study was performed and the benefits that it provides. Board Member, Nat Peniston moved to send out a packet to the homeowners with information about the current issues. The motion was not seconded. Motion tabled. The maintenance responsibility for sidewalks was in question. Board Member, Bill Resch stated that the sidewalks were installed by the property owners. It was mentioned that if the Association were to maintain the sidewalks, it would help ensure uniformity.

c. Board Transition:

Kady Wiese of Southwest Management Services explained the developer transition checklist and that the majority of the items were completed. *Action: Kady will obtain documents from Board Member, Bill Resch regarding the Flintrock Falls trademark and plans for structures throughout the community. *Action: Kady to coordinate with Bill Resch and the other Board Members to set a date for a meeting onsite at Flintrock.

4. New Business and Discussion:

a. Right of First Refusal:

Board President, Chuck Bechtel stated that a few times, resident questions had arisen regarding Flintrock's Declarant's right of first refusal. Board Member, Bill Resch explained that the purpose of the right of first refusal is to keep property values up. Bill also explained the parameters that surround the right. The Flintrock Declarant will retain the right of first refusal.

b. Tuscan Village Golf Cart Access:

Board President, Chuck Bechtel told the attending members that the neighboring community, Tuscan Village, is interested in obtaining golf cart access to the Flintrock golf Course. Kady Wiese from Southwest Management Services explained the legal opinion on the issue and that an agreement between Flintrock and Tuscan Village would need to be drawn up. *Action: Kady will include the Tuscan Village golf cart access in the electronic survey for the residents of Flintrock.

c. Landscaping:

Kady Wiese of Southwest Management Services presented a landscape bid from the Association's landscape provider for the installation of irrigation and plant beds at the corner of Golden Bear and Jack Nicklaus. Board Member, Nat Peniston explained that a meeting had taken place with representatives from the golf course and it was decided that the golf course would grant the POA permission and the POA would incur the cost of the landscape install and maintenance. *Action: Kady will include the landscaping bid on the electronic resident survey.

d. Finance Committee:

Kady Wiese of Southwest Management Services presented example finance committee charters to give the Board an idea of the types of duties the committee would have. Board President, Chuck Bechtel moved to have a charter prepared for the purpose of establishing a finance committee. Board Member, Nat Peniston seconded the motion. Motion carried. *Action: Kady will create a charter for the Board to consider. The revised charter for the RICC was presented by committee member Jim Schwendinger. *Action: Kady will post the revised RICC charter to the Flintrock community website.

5. Closing:

Chuck Bechtel moved to adjourn the meeting. Nat Peniston seconded the motion and the meeting was adjourned at 10am.

6. Resident Input:

A resident from the floor said that it would be beneficial for empty lot owners to be required to install sidewalks. Questions were asked about the status of improvements at 213 Golden Bear and POA Board President and ACB Member, Chuck Bechtel gave a brief update. A resident from the floor also asked the Board to consider requiring members to change their gate codes on a routine basis for security purposes.