

Springbrook Owners' Association
Meeting of the Board
June 21, 2001
Minutes

1. Meeting called to order by Matt Parker at 19:07. Attending the meeting were Sharon Howe, President, Matt Parker, Vice President, Sherry O'Neill, Treasurer, Ray Malkiewicz, Secretary. Observers included Chris Norman, Ron Exley, and Jack Baker from CAM Community Management.
2. Proof of notice according to the bylaws given by Ray Malkiewicz
3. Quorum of 3 met with 4 members present
4. Officers Reports-Julie Partridge appointed to be Communications Committee Chair. ACC committee reported there will be a 90-day amnesty period to begin soon allowing all residents to update their home additions without penalty. Treasurer reports that we are in the process of obtaining several credit accounts with multiple vendors to include Office Max and American Express. Suggestions also made to get a fuel card for gasoline expenses. Reports given about recent deposits made to the bank account. Home Depot account changed to remove Jerry Kemp and Steve Turner and add Chris Norman, Ray Malkiewicz and Sharon Howe. New cards are on the way.
5. Discuss bill from Trugreen concerning the removal of the damaged trees and dumping it in the retention pond. Matt Parker to handle with Trugreen. Discussion to change landscaping company. Matt Parker to handle the review of landscaping companies.
6. CAM community management gave an introduction and review of their proposal to manage the association. Lengthy discussion about price and what services were needed. CAM agreed to give another estimate based on information heard at the meeting and from a list that the board will provide CAM listing what services will be required.
7. All files picked up from Liddiard Management. Contract with Liddiard to end June 30, 2001. Liddiard will provide the final statements and check books on that date. Sharon Howe handling the Liddiard issues.
8. Sharon Howe reported that Quick books is up and running. Association finances being totally maintained by Board. Sharon also reports that the database is still being constructed.
9. Ryland transfer is complete. We have the deed to the property at Betterman and Heatherwild and a \$5000 check from Ryland Homes.
10. Action Plan for Security and Maintenance tabled awaiting discussion with Chair.
11. Steve Moody reconfirmed as member of the AC Committee.
12. Sharon Howe and Sherry O'Neill to go to PFCONA meeting on July 9.
13. Park Committee to handle pest control issues at the park without a professional exterminator.
14. Board voted with 4 votes to allow \$6000 reserve funds to be spent on adding water access to the park and providing a drinking fountain. Park Committee to handle.
15. The Board has decided to drop the issue of the entrance sign on the property of the church. The signs are the property of the church and Springbrook does not own any part of them. The church may leave the sign and add church insignia to it as well. Flags to be removed by July 15.
16. Board voted with 4 votes to purchase a tree and plant it at the park with a memorial plaque in memory of Paige Maurer and Katie Kurylowicz, two children killed in Colorado on Friday June 15, 2001.
17. Board tabled the issue of purchasing a lap top computer for association business.
18. Board voted with 4 votes to assist Wilbarger Association in joining the Springbrook Association. Details to be worked out and discussed before continuing or spending of any funds.
19. Board voted with 4 votes to handle the issue of cars parked in the street. The board will send out three notices, then a personal letter to the resident and then the City of

- Pflugerville to tow vehicles. The problem has become out of control and needs swift management.
20. Matt Parker reports that attempts are being made to contact KB Homes concerning entrance signs on Regis.
 21. Next meeting to be held at 7pm, July 19, 2001 at 712 Justeford.
 22. Meeting adjourned at 21:15
 - 23.