

Board of Directors Meeting  
11-20-2002

Present were: Julie Partridge, Ray Malkiewicz, Leon Turner, Jeff Christy and Scott Swearingin

The Chairs were given an opportunity to speak - Jeff Christy is the new chair for the Security and Maintenance Committee and wanted to know what his duties are. Board members briefly explained those to him. Scott Swearingin is a member of the ACC Committee and he brought everyone up to date on the ACC rules that he has revised.

New Board Member Leon Turner was introduced to everyone - he replaces the position of Assistance Secretary vacated by Cheri O'Neill. Leon told everyone about his background and was welcomed to the board.

Collections Update - the association had approx \$27,000 in outstanding dues in May of this year and that amount has been reduced to \$11,000. The goal of the President of the HOA was to get the collections under control and collections in a maintenance mode. The HOA has filed some 36 liens on owners that are delinquent and have been persistently delinquent on their accounts.

Deed Violations Update - The association has contracted with IAS to conduct neighborhood drive through. Their first drive through was today 11-20-02. The large boat on Narsitin has been removed.

Wilbarger Creek HOA Update - this is the Catumet area. They have a temporary board of directors and are working with Springbrook and IAS to get their HOA up and going.

Volunteers Banquet Update - the HOA has contacted Plantation House of Pflugerville to host the party. More information will be coming. Board members voted to go ahead with Plantation House arrangements.

Heatherwilde Entry Ways - we have a bid to clean up, add soil, place plants and flowers at the Heatherwilde entrance area. The board voted to spend up to \$500 for 4 wreaths for the entry ways for Christmas decorations. Scott and his wife have agreed to make the wreaths. They will purchase the items needs and the HOA will reimburse them.

Credit Union Membership - a new credit union is coming to Pflugerville and after we submit some paperwork from the HOA and are approved we can offer this membership as a benefit to our HOA members. All board members present voted yes.

Non-member lots - the HOA has some 20 non-member lots and has agreed to make an offer to any individual who is selling their house or refinancing to become an HOA member. We have one refinance in process and 2 non-member lots for sale.

Springbrook Gear - T-shirts and Hats will be printed and used for various events within the HOA. Julie will contact a person in our neighborhood who is in this business.

HOA Updated Manuals to be mailed out to all HOA members - this is on hold until the ACC finished their revisions.

Holiday Lighting Contest - the HOA will sponsor a lighting contest to be held December 12th - and 3 signs are needed. Cheap signs will need to be contacted for 3 signs for this event.

Church Donation - all board members present voted to donate \$350.00 to Providence Church for letting us use their facility.

Restricted Covenants Signs - Scott has agreed to contact someone and get some bids for these signs and will report back to the board.

The next meeting was set for Thursday December 12th 7:00 pm location TBA.

The meeting was adjourned.