

DRAFT

Springbrook Owners Association
Annual Meeting Minutes
March 24, 2004

The meeting was held at Providence Presbyterian Church and opened at 7:20 p.m.

Current President, Leon Turner introduced the existing board members

Leon Turner, President
Andy Clark, Vice President
Jan Roygoski, Treasurer

Leon Turner introduced guest speaker, Chief of Police, David Buesing.

Chief Buesing discussed how growth has affected the crime rate in Pflugerville. He stated that there has been a rash of auto burglaries recently but house burglaries are down. He attributed this downward trend to having more room in the jails and the new practice of not releasing prisoners before their sentence is up. Chief Buesing suggested the following ways to help curb crime in the neighborhood:

- Band together and create a strong neighborhood
- Continue the neighborhood watch program
- Have Corporal Mike Clowdus do a home survey and make additional suggestions that will promote security. This measure will also reduce homeowners insurance.

Chief Buesing then proceeded to go over the projected road improvements in Pflugerville. The most immediate project will be extending Pflugerville Loop to intersect with Pfluger Lane which is scheduled for completion in early 2006. This will improve the east/west movement through Pflugerville. Resident Lile Springs provided charts and handouts. Also discussed were the medians that were installed on FM685 and whether they will be removed or sectioned for easier access to businesses, progress on the toll road, and the reservoir. Lile Springs described the planned improvements to Grand Avenue Parkway to be replacing the dip at the creek with a 360' bridge that will be 9' high. They will begin by moving utilities and gas and then build the West or North side first. For questions regarding this improvement contact the project superintendent, Mo at 854-9383.

Andy Clark read the minutes from the last board meeting. A motion was received from the floor to accept, the motion was seconded from the floor and the minutes were approved.

Leon Turner gave a progress report of all projects and areas of interest that were addressed in 2003.

- Street numbers were painted on the curb at no cost to the residents
- Several non member properties were brought into the association
- Consistency in restriction compliance was a major focus area
- Waste water rate reduction was accomplished (\$43.21 down to \$16.00)
- Retention ponds were deeded over to the city of Pflugerville
- Began an effort to get a tax rate reduction for the empty lot at Betterman and Heatherwilde under the Non Profit status (issue remains open)
- Park development discussions were initiated
- New Homeowner manuals were printed and delivered to all residents
- Emergency Projects included:
 - Repairs to park due to vandalism
 - Abandoned lot clean up
 - McLean Tract rezoning blocked

Leon Turner then suggested upcoming events for 2004

- Holiday celebrations
- National Night Out block party

Leon Turner introduced existing committees and their chair persons. He also expressed a need for volunteers to participate on committees as well as fill vacant chair position for the Parks committee.

Jan Roygoski gave a verbal presentation of the budget stating that there were a significant number of homeowners that were late on their dues. Currently SOA has \$1,100.00 in assets versus liabilities. This number would be approximately \$30,000.00 if all members were current on their dues. Since he did not have a formal budget to hand out he stated that the books are always available and open for viewing at any time. Debra Malkiewicz with IAS explained the late collection process.

The meeting was opened for discussion. Topics discussed included the following:

- Speeding/speed bumps/flashing lights
- Improvement on streets and the need for repaving due to the pipe replacements
- Vacant lot re assessment
- Dues reduction
- What dues are spent on and how to minimize cost
- Management company vs. volunteers
- The importance of volunteering

Discussion was ended and Leon Turner introduced the nominees on the ballot. There were three open positions and only two candidates; Andy Clark for election into the position he was filling on a temporary basis and Rita who was not present at the meeting. The meeting was then opened to nominations from the floor.

Debra Marks -- nominated by Denise Detzel
Gina Swearengin -- nominated by Jose Viegro
Will Rodriguez -- nominated by Ray Malkiewicz

All nominees accepted the nomination. A motion was made and seconded from the floor to close nominations. Ballots were cast and counted.

Andy Clark	63 votes
Gina Swearengin	63 votes
Rita Abdeladim	3 votes
Debra Marks	32 votes
Will Rodriguez	40 votes

The new board members were introduced as follows:

Existing board members	Leon Turner Jan Roygoski
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New board members	Andy Clark Gina Swearengin Will Rodriguez
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Leon Turner announced a meeting of the new board members to immediately follow the adjournment of the annual meeting.

A motion was made and seconded from the floor to adjourn the meeting. All were in favor.

Meeting was adjourned at 9:30 p.m.