

Springbrook HOA Board Meeting Minutes; Tuesday, 31-Aug-2004
Meeting Location: Springbrook Park

1. Call to order
2. Discussion with Amazon Landscaping
 - a. Review of current contract
 - b. Overgrown grass field behind the park
 - c. Dead Tree removal
 - d. Beds along walkway
 - e. Request bushes be trimmed down and away from fence near 17900 block of Holderness
3. Park water line
 - a. Condition of existing line
 - b. Estimate for installation of new water line
4. 17702 Dansworth – proposal and plans to build new home under review by architectural committee.
5. House curb numbers – brief discussion
6. Heatherwilde & Pflugerville Loop Sign Light – electrical short appears likely and may require an electrician.
7. Financial expense report – brief review. Follow-up discussion required
8. SOA Quarterly Meeting – proposed date 25-Sep-2004
9. Fall Garage Sale – request assistance from Events Committee (target 2nd or 3rd week of October)
10. Next SOA Board meeting – Tuesday, 14-Sep-2004. 7:30 PM, Location: TBD
11. Adjourn

12. Daily Operations and Board Actions

- ❑ Conni Anderson - Address painting flaking off wants \$25 from the board to have it repainted

- ❑ Sign is out – Heatherwilde & Pflugerville Loop
 - Action: 4/17/04 Leon replaced the bulb. Still no light. Debra contacted Steve Christy of Maintenance Committed. Sign still out as of 5/12/04
 - Action: 7/30/04 Leon asked Debra/IAS to contact the company that installed the lights and request a quote for a service call.

- ❑ The laser printer (freecolorprinters.com) now belongs to the Assoc and is NOT under any maintenance program. If we sign up by 7/31/04 the annual maintenance fee would be \$519.20 and would include free service & tech support and shipping on supplies and a 15% discount on ink purchases.

- ❑ Date, Time & Location of next Board Meeting

- ❑ The property appraisal on 501 Betterman Dr has not been protested to switch it to common property and lower the taxable value. Currently, we are slated to pay \$770.88. By having it changed it should change to under \$100(This was supposed to have been protested by June 21). The meeting about this protest was Friday 7/23/04.

- ❑ Additional Items

13. SOA Member Complaints & Deed Violations

- ❑ Phillip Wheat 306-Deren Ln (purchased a home Apr 2000 that had been one where the prior owner opted out of paying dues). Upon resale it was supposed to transfer to full paying member status. He refuses to pay stating that he talked to Julie on a number of occasions and though she stated he needed to pay she didn't show him what he considered sufficient proof and he wont pay. As of 7/1/04 he will owe \$260.

- ❑ The burned out property at 17702 Dansworth Dr- I have sent an email to Renee Cope-Home Loan Corp. this is the name I received from the Title company who was working on the resale. They are in dispute with the insurance company. The board should be able to get something from the city forcing action as the property is a liability to the neighborhood, a danger to those around it, etc.

- ❑ Supposively we (Springbrook) are paying our maintenance company to mow the complete park twice per year. I haven't seen this park completely mowed for at least two years. Why and when will this take place? Having the grass so tall in the field makes for snakes to hide out and that will be a problem when a child gets bit by one. I know of a lot of children that like to run in the field, mine included.

- ❑ Is the sub-division going to receive an accurate account of where and what is happening with the money within our sub-division. Yes, you sent something out for last year but we'd like to see a little accurate account of the money and what our sub-division is doing.

- ❑ I have heard and seen that signs have been removed from the entrance, early on Saturday mornings prior to the residents having there garage sales. Supposively, it looks tacky and la, de, da. Well, this person taking them down doesn't have anything else better to do and shouldn't remove the signs until after the fact. A lot of people loose business because the signs are being removed before the garage sale even happens. This person Yes, the signs aren't looking the best up there but let the people have their garage sales and then think about taking the signs down--not before. Don't take things down 6:00am in the morning.

- ❑ Additional items?

- ❑

Date Assigned	Item Description	Person(s) Responsible	Target Deadline	Status	Date Completed	Comment(s)

Table 1 Action Items, 03-Aug-2004

Date Assigned	Item Description	Person(s) Responsible	Target Deadline	Status	Date Completed	Comment
4/27/04	Send Glenn Holzer's contact info. to Will Rodriguez	Leon Turner	4/30/04	complete	5/11/04	5/11/04
4/27/04	Cash flow statement from IAS	Jan Rogoyski	5/30/04	In progress		Jan is working with Debra to get the needed cash flow data in a useful format
4/27/04	Send Board minutes to webmaster (Ray M) for posting	Gina Swearengin	5/4/04			
4/27/04	Forward parking complaints to Jan	Leon Turner		complete	5/9/04	5/9/04
4/27/04	Follow-up on parking complaints					
4/27/04	Request IAS Management Co. attend Board meetings upon request	Leon Turner	5/4/04		5/12/04	Debra agreed and requested lead time for preparing any specific info

Figure 1 Action Items, 27-Apr-2004