

**HOA Board Meeting  
Minutes  
7-28-11**

**Location:** 2805 Wyndham Ln

**Board Attendees:** Daniel Balley, Ron Coleman, Sue Harris,  
Michael Krantz, Sandy Lauder, Raj Tripathi

**Absent Board Member:** Carolyn Harrell

**Committee Members:** John Fritsche, Diane Lauder

**Absent Committee Member:** Bronwyn MacIssaac

**Prior to the meeting, Casey Meyers of the Manning Law Firm gave a presentation concerning the 2011 Texas Legislative HOA changes.**

Sandy called the meeting to order at 8:20 PM

**Minutes**

Read and were approved.

**Treasurers Report**

Daniel presented the Treasurer's report. He also gave a detailed report on the cost of the lawsuit to the HOA at the request of Ron. The grand total is \$157,803.93.

**Grounds Report**

Raj said Manders will be checking the sprinklers and may increase the watering to 6 days a week. There have also been 2 repairs this month to the sprinkler system. Sandy reminded the board that Manders had cautioned us that we should budget at least \$3000 per year from now on due to the age of the system. Raj will be sending out letters to 7 homeowners concerning their lawns and landscaping issues.

**ACC Report**

Sue reported that her committee had one request for a replacement roof and gutters and it was approved. She also sent a letter to a homeowner about a room A/C unit in the front on the second floor, which is not allowed under the C,E& R's. The person asked to be able to keep it through the end of August, which was approved by the board.

**Activities Report**

Ron said the next activity will be National Night Out, which will be Oct. 4<sup>th</sup>. There will be a NNO organizational meeting on Aug. 2 sponsored by the City and he, Michael, & Diane & Sandy will attend. Sandy had asked Sue Harris to investigate the cost of a new volleyball net for the volleyball court on Primrose and she said we could purchase one for

apx.\$100. Ron made a motion which was seconded by Raj to purchase it and the vote was unanimous. Sue's husband and Bill Barsotta will install it.

### **Committee Reports**

- **CE&R**

Bronwyn was absent. A discussion was held concerning the lack of activity on this project and Ron made a motion which was seconded by Sue that the Board table this project. The vote was unanimous.

- **Communications**

Diane had nothing to report, except she had received a call concerning a very ill neighbor and the caller wondered if she could get the word out to the neighborhood that perhaps folks could bring in meals, etc. She asked the board and members of the audience if they could spread the word and to call her and she would make the arrangements.

- **Web**

John said he will have something for the next meeting about the prospect of having neighborhood ads on the web site.

### **Old Business**

Traveler's Insurance: Sandy contacted The Manning Laws Firm about giving the assignment to Traveler's to be used against Philadelphia Insurance. Jack Manning felt that we were under no obligation to do so and drafted a letter for us to send them "asking why should we?" A discussion was held if we should just say "no", or, what could happen to us if we didn't do this. Ron made a motion which was seconded by Sue that we send the letter. The vote was unanimous. The board asked Sandy to call Jack Manning to ask about any ramifications from Traveler's if we did say no.

Meeting Change: The Oct. 27<sup>th</sup> meeting will be at Ron's house, 3210 Wyndham

Sign Toppers: Sandy showed a mock up of what the sign toppers will look like. They have been approved by the City and they will be ordered.

### **New Business**

Gmail: Sue mentioned how difficult Gmail was and Raj agreed. It was felt we needed to continue with it for the general public due to the printed directories, but we could use our normal email accounts between board members. John is going to look into Yahoo. A further discussion will be held at the next meeting.

Mailboxes: Michael mentioned the "locking mailboxes" that are available and he will have a sign up sheet again at NNO for anyone interested.

Primrose: Michael wondered if there was still a drainage problem by the volleyball court where the creek runs on Primrose. Sue said the City had corrected the problem a few years ago and it was no longer an issue.

### **News from the City**

Sandy said the June President's meeting dealt with the trail system in the City. There was no July meeting. He mentioned there was a new City Council and also mentioned about the recent vote by the council on "Brick Row" for a zoning change that was approved. This may also happen with the TOD that was approved a few months ago

**Adjourn**

Sandy asked if there were any more issues to discuss. Michael made a motion to adjourn the meeting and it was seconded by Ron. The vote was unanimous. The meeting was adjourned at 9 PM

J. M. Lauder  
Sandy Lauder  
President

8-25-11  
Date

J. M. Lauder  
Acting Secretary

8-25-11  
Date