

Minutes (awaiting approval at next Annual Meeting)

Bear Creek Oaks Property Owners Association

Annual Members' Meeting (Owners) – Informational + Quorum Check

Date/Time: Tue, October 7 2025, 7:00 PM

Location: Friendship Creekside Fellowship Meeting Hall, 14455 RM 1826, Austin, TX 78737

1. Call to Order at 7:08 pm
2. Proof provided in the form of email printout and photograph.
3. Board members present introduce themselves: Kathleen Coyle, Quincy Ellis, Devon Banta, Matthew Rubino, Jeremy Scardino, John Hawley, Hailee Graham
4. No quorum has been met - 24 properties represented
(could not approve last year's meeting minutes or perform other business requiring a quorum)
5. Meeting adjourned to Town Hall at 7:12 pm

Town Hall Meeting at 7:12 pm

1. Kathleen gives an update
 - a. New board members Hailee Graham and Matthew Rubino (Treasurer)
 - b. Lindsay Coyle is managing the website
 - c. Announces the Board Compliance & Operational Improvements committee; Chair - Jeremy Scardino, Co-chair - Devon Banta, Matthew Rubino
2. Landscaping Committee - Barbara Stinson wants to join and gives some ideas of what she would like the committee to do, John Hawley, and Hailee Graham also express interest
3. Neighborhood Watch Committee - Mayor Mark Bohm and Commissioner Al Brushwood say the City approved funding for license plate readers and hi-def cameras at entrances. The readers/cameras integrate with Hays County Sheriff's Department. Could be utilized by the Neighborhood Watch Committee. Timeline of installation is not certain, but soon. Lawrence suggested a database of voluntary information collection, like license plates. Deborah Brockman asked if the camera is to catch thieves in the act - Mark says they are a deterrent since they can be used to identify people who have committed crimes in the neighborhood. John Hawley asked about the 30-day storage - Mark said it was a cost/value decision - the longer data is retained, the higher the cost. Mark says annual cost is \$7k per year. It's a 10-ft black pole, solar powered, license plate reading camera and a high def camera - all black, no signage. They are

considering adding to or changing Neighborhood Watch signage to indicate presence of recording devices.

4. Matt talks about Treasurer ideas - Roadmap: working toward digitising dues to streamline the process
 - a. Gives fund amounts totalling \$54,452.37:
 - i. General Operating Account: \$11,752.42
 - ii. Oak Wilt Fund: \$24,979.05
 - iii. Litigation Fund: \$17,720.90
5. ARC - Margaret Chase
 - a. Tracie Upham is stepping down, Amanda Donaldson has nominated herself for another term, we have some more nominees, Margaret is leaving if someone can take her place
 - b. Described the process of submitting an application for review and reviewing the applications
 - c. They have had 3 applications this year
 - d. Stresses the importance of this committee for keeping neighborhood in compliance with our minimal deed restrictions
 - e. Reminds people anything built with a bathroom has to go through Hays County
 - f. Mostly they protect the easements
6. Update on the Davey Crockett Property - developer owns large property adjacent to 5 acres in BCO which he also owns. His request is to put a through road/driveway to N. Madrone
 - a. City has an ordinance limiting access to city roads from outside the city - a traffic impact analysis may be required at the expense of the requester.
 - b. Developer has verbally indicated they may sue the City over the City's denials of a variance.
7. Kathleen directed people to discuss short term rental questions and issues with the City
8. Matt & Jeremy give a synopsis of research moving us toward an online election
 - a. Election Buddy an online tool is for HOAs, meets requirements of TX, verifies owners, gives receipts and tallies votes
 - b. Jeremy explains our move toward a more convenient way to vote completely online, but the tool we use must meet the state requirements
 - c. Explains we are establishing an alias for the Protective Committee to the Architectural Review Committee
 - d. ARC cannot be board members or related to them
 - e. ARC must be elected, so we are doing that now
 - f. But if either the Board or ARC are uncontested, they may be voted in by acclimation by the Board

- g. Devon explained that we are going to try to increase communication and hold more open board meetings
 - h. Lawrence requests more options for sending in proxy assignments. Devon says we received 3 proxy assignments from the online form provided.
 - i. Hailee suggests incentives to get people at the meetings: door prizes, pizza, etc. - babysitters, food (potluck), earlier
 - j. Margaret asked who is doing the website - Kathleen says Lindsay - email him at Lindsay@coyletools.com to make website requests
 - k. Request for posting pending meeting minutes on the website - will do.
9. Looked at how many nominations we have:
- a. 4 for ARC
 - b. 8 for Board

Adjourned at 8:08 pm