

Spicewood at Bull Creek Homeowners Association Quarterly Meeting

May 20th, 2015

The quarterly meeting was called to order by President Nick Sisak at the Pickfair Community Center on May 20th, 2015. A quorum was reached with a combination of attendees and proxies. In attendance were Nick Sisak, Brian Schlosser, Dan Sieczkowski, Mike Roche, John Eaton, Harry Cropper, Randy Patterson and Dan Savoie. After the welcome and introduction, the minutes from the second quarter meeting were reviewed and approved.

Dan Sieczkowski led a review of the budget, which was approved. There was a short discussion about the financial audit that was performed earlier in the quarter by Mike, Martita and Dan Savoie. The financial audit was completed without issue.

There was a discussion about the power available for enforcement by the Architectural Control Committee (ACC). Does the HOA/ACC need more teeth, such as the power to issue fines? There were mixed thoughts about making changes and if changes were made, who would perform the enforcement (i.e. ACC or Third Party). As it stands, the main purpose of the ACC is to provide guidance to homeowners and minimize disputes between neighbors. Any grievances for compliance issues must be filed within 4 years. The Jiang's (on Glencarrie) intend to move their shed away from their neighbors, possibly by Thanksgiving.

It was discovered the state involuntarily dissolved the HOA a few years ago because paperwork that is required every 4 years was not filed. This has happened to the HOA in the past. To correct the issue, a form needs to be filed with the state (along with a fee) to get reinstated. The form (provided by Dan Sieczkowski) was reviewed at the meeting. Regina agreed to be the agent for the HOA and Brian will file the paperwork.

There was a short discussion about the HOA website. Everyone agreed it looks nicer now. The main request related to the website was to post meeting minutes as a PDF instead of a Word document. A Google group will be set up so that board members can send out email communications directly to homeowners. The group would also allow any homeowner to easily request that a group email to be sent out to all homeowners. Dan Savoie agreed to create the Group.

Currently homeowners must vote on ACC membership. It was decided that an amendment would be sent to homeowners for a vote so that board members could appoint the ACC directly. At a prior meeting it was decided to return the HOA board to 11 members (from 7). Those changes need to be written up so that up to 11 board members can be elected (without minimum). Both write ups must include legal language if absentee voting (including electronic) is to be allowed. Mike agreed to provide the write up for the amendment and the board election. The board member election ballots must be sent to homeowners at least 30 days prior to the annual meeting if absentee voting is to be allowed.

In preparation for the election of the Board of Directors at the annual meeting, Nick, Dan Sieczkowski and Mike agreed to be on the nominating committee. Dan Sieczkowski agreed to provide the old ballots as a basis for Mike to format the absentee ballots. Dan Sieczkowski plans to send out the absentee ballots with the annual dues notice. Dan Savoie will be responsible for the paper ballots at the meeting.

Dan Sieczkowski proposed \$11 off the annual dues (normally \$26). The vote was carried and approved by several of the attendees.

Brian plans to create a short survey for the homeowners to gauge homeowner level of awareness, interest and expectations. The HOA has sent surveys in the past and participation by homeowners was very low.

The annual meeting was targeted for January 27th or 28th at either the Spicewood or Balcones Club House.

Daniel J. Savoie

Secretary, Spicewood at Bull Creek HOA