

GRAND OAKS OWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 21, 2025

Meeting ID: 871 7380 5708

MINUTES

I. Call to Order and Quorum

- a. The meeting was called to order at 6:05 p.m. by President, Barry Wheeler. The attendance of three directors established a quorum. Present: Barry Wheeler, Raul Saldivar, and Amanda Fitzgerald.
Others Present: Travis and Madison homeowners, Morgan Witthoft (arrived at 6:53 PM) and Greg Johnson with Community Association

II. Approval of Meeting Minutes

- a. The minutes of the October 30, 2024 board meeting – Barry made a motion to accept the Minutes as written – motion passed unanimously

III. Members' comments

- a. No members had comments

IV. Election of Board Members

- a. Without a quorum at the annual members meeting the Board appointed Board members - Raul Saldivar's term expired and there was one open Board position
- b. Barry nominated Raul Saldivar to serve another term – Raul accepted the nomination – Barry made a motion to appoint Raul Saldivar to the Board to serve a 3-year term – motion passed unanimously
- c. Madison Miller submitted the Board Candidacy form – Barry nominated Madison to be appointed to the Board – Madison accepted the nomination – Barry made a motion to appoint Madison Miller to the Board to serve the remainder of the vacant position that expires at the members meeting in 2026 – motion passed unanimously

V. Election of Officers

- a. Madison was nominated as Secretary, she accepted the nomination, with no other nomination, Madison was elected Secretary by acclamation
- b. Amanda was nominated as Treasurer, she accepted the nomination, with no other nomination, Amanda was elected Treasurer by acclamation
- c. Raul was nominated as Vice President, he accepted the nomination, with no other nomination, Raul was elected Vice President by acclamation
- d. Barry was nominated as President, he accepted the nomination, with no other nomination, Barry was elected President by acclamation

VI. Architectural Review Hearings

VII. Committee Reports

- a. Landscaping / Beautification – no committee report

- b. Trail Avengers – committee presented an Adopt a Creek Agreement with Keep Austin Beautiful organization – Barry made a motion to accept the agreement and authorized the committee chairperson to sign on behalf of the Board – motion passed unanimously
- c. Social committee – Madison and Amanda agreed to work together on events for the community
- d. Maintenance committee – Board asked management to get two proposals to get all mortar repaired on the rock walls in the common area of the community

VIII. Financials

- a. Association ending the year with \$86,644 in the bank (\$33,238 in prepaid owners assessments)
- b. Ending 2024 the available funds in Reserves and 3 months operating cushion was ~\$53,000
- c. Income for the year \$142,622, expenses \$181,755 net loss of \$39,132 –necessary maintenance issues added to the additional expenses .The loss of \$39,132 includes the \$17,000 scheduled to be added to reserves. The net loss when removing the reserves was \$21,132 lowering of the Reserves and 3 months operational expense balance.

IX. Unfinished Business

- X.** Valley View revised Landscaping Agreement – Board did not agree with the proposed agreement and decided to take no action
 - a. The Board chose to make no changes to the current Landscaping Agreement to allow it to expire as written.

XI. New Business

- a. Park Maintenance – Board reviewed Valley View proposal #3569 to add dirt and mulch to the playground area – they would like to add “concrete sidewalk around the playscape” to the estimate. Request will be made to landscape to update the quote for more detail on scope of work. The board will review the revised quote for a vote when provided by the landscaper
- b. Private Trail Maintenance- Board asked management to get a proposal to remove the fallen tree and remove the limb that is in jeopardy to fall - Board will vote on a case-by-case basis for fallen and in risk of falling trees to be remove.

XII. Executive Session

XIII. Actions from Executive Session

- a. ACC hearing - GOOA14144 special paint request – Barry made a motion to approve the ACC request for house painting – motion passed unanimously
- b. ACC hearing - GOOA13830 wooden fence request – Morgan made a motion to approve the ACC request for fence extension – motion passed unanimously

XIV. Adjourn

- a. There being no further business and no objection, the meeting was adjourned at 7:44 p.m.