

**SpringBrook Homeowner's Association
Annual Membership Meeting Minutes
September 10, 2012, 7pm
Creek View Elementary School**

Gary Ives, President, welcomed members to the Annual Meeting. He then introduced guest speakers:

- Kyle Incardona of Hillier Funeral Home, who updated the membership on plans for a new facility on the property just north and neighboring SpringBrook.
- Jim Giles of the City of College Station's Code Enforcement office, who discussed the more common code violations and complaints of neighborhoods such as ours.
- Lt. Chuck Fleeger of the College Station Police Department, who discussed common law enforcement issues of neighborhoods such as ours.

Gary called the meeting to order at 7:43. Roll call and Notice of meeting.

Minutes of the 2011 Annual Membership Meeting were presented for approval. Motion from the floor to remove the parenthetical comments appended to the minutes, seconded, and passed by voice vote.

Gary read a statement to the membership.

Gary presented the Board's report:

- Collection of Annual Assessments
 - 2010- There were 27 homeowners in arrears from 2005 forward; in addition, there were 2 outstanding liens dating from 2003
 - 2012- All but 7 homeowners had paid; 6 of these were on payment plans; 1 resulted in a new lien; 1 of the 2003 liens had been paid
 - Board will review options such as assessing interest and taking cases to small claims court; foreclosure does not seem practical
- Gateway Beautification Project
 - Our landscape renovation project along Longmire has been on hold until the route and impact of the Lick Creek Trail is settled.
 - A portion of our overall project was completed in order to capture \$4,200 in City grant funds.
- Priorities for the coming year
 - Mitigate negative impacts of the City's trail project
 - Stewardship of greenbelt area
 - Revision of, amendments to, the deed restrictions
- SHOA Financials: Check ledger & balance sheet
 - Marcy Halterman-Cox asked about costs of SHOA legal defense. Answer: Approximately \$20,000 in claims have been filed with our insurer.
 - Mike Gerst asked when is our fiscal year. Answer: Calendar year; SHOA's IRS filings are based on calendar year, as are our annual assessments.

- Mike Gerst asked if we were voting on an annual budget. Answer: No, the adoption of an annual budget is a Board function.
- Skip Landis suggested that our financials be audited as a “best practice”. Gary responded that he would work with the new Treasure on any improvements we might make to financial practices.
- Mitzi McAllister asked PayPal were necessary. Gary responded that with 5 homeowner’s using it in its first year, it could be a good service.
- Patrick asked about a discrepancy on the balance sheet, which showed \$3,127.81 under “Other equipment rental”. Gary didn’t know the answer, but said that should reflect the cost of one saw rental.
- Wolfgang Bangerth noted that our Board provides a voluntary service to the HOA, and that he didn’t feel an audit of the financials were necessary.
- Architecture committee report—Felix Munguia, Chair
 - Reminded all homeowners that an Application for Improvement Review form must be submitted for any exterior improvements and repairs that are done on a property.
 - Several received during the year.
 - One issue with compliance to Deed Restrictions resolved.
- Election of officers: Nominations were taken for all offices, votes and proxies were cast and tabulated, with the results as follows:

President

103 votes for Gary Ives
 Gary Ives is re-elected President

Vice President

89 votes for Noel Bauman
 39 votes for Steve O’Neal
 Noel Bauman is re-elected Vice President

Secretary

88 votes for Debbie Simon
 37 votes for Stu Allison
 Debbie Simon is elected Secretary

Treasurer

89 votes for Karen Fawcett
 38 votes for Brian Leschber
 Karen Fawcett is elected Treasurer

At-large Member

89 votes for Larry Pressler
 37 votes for Melanie Landis
 Larry Pressler is elected At-large Member

- Old Business
 - Board's email list is no longer hosted on TAMU server due to 2 complaints received during litigation.
 - Generic email addresses are yet to be established on Gmail.
 - Work on deed restriction modifications to begin in the new year.
- New Business
 - Brian Leschber suggested that the SHOA obtain a safety deposit box for key documents. Gary will look into it.
 - Marcy Halterman-Cox suggested that the Lick Creek litigation materials be removed from the website. Gary suggested they be moved from the front page to the Lick Creek Archives page.

Adjournment at 10:04pm