

Studio Estates Home Owners Association

Meeting Minutes

May 6, 2017

Opening

The regular meeting of the Studio Estates Home Owners Association was called to order at 9:05am on May 6, 2017 in Studio Estates Clubhouse by Shalana Poole.

Present

Shalana Poole; Dorothy Barfield; Nick Swinea; Chris Hernandez; Elsa Mendoza

Agenda

Review & Approval of Minutes

Landscaping Update

Community Social

Review of Bylaws

Review of HOA Manager Fee

Approval of Minutes

The previous meeting minutes were distributed by Mary via email prior to the meeting. There were no additional comments in regards to the minutes and they were approved by all in attendance, as written.

Open Items

We are asking that all homeowners review the bylaws, CC&Rs, and budget. Please provide feedback and suggestions for open discussion so that we may adjust all documents and continue to operate efficiently.

In order for the rules outlined in the CC&Rs to be adhered to, we will need to incorporate a process for violations and imposing penalties. Which is why we need to finalized any adjustments to the CC&Rs and/or Bylaws.

The Budget that has been presented does not include a line item for a HOA manager monthly fee. It was suggested that Mary, the current HOA manager, will get paid \$100/month and will not have to pay a monthly HOA fee (currently \$50/month). Given the amount of work required for this position and the average fee that is paid to other HOA managers in the Austin area, it was suggested that the pay is set to \$17/hour (Nick

did the research on the numbers). We are asking that the homeowners review this and make suggestions as well so that it can be included in the monthly HOA budget.

In efforts to approve the budget, it is still suggested that we get an estimated amount of the property taxes paid so it can be a valid number in the budget. Mary, please discuss with Mike to see if he has a good estimate.

The landscaping company (The Green Dude Organic Lawn Care, LLC) has been working in the neighborhood as planned. They are going to need additional equipment or assistance to get the areas that have higher than normal grass/weeds leveled. They are working closely with Maite and her crew to get the neighborhood in order. They are not responsible for cutting or maintaining the areas that are still owned by David Cuddy. He is still responsible for those areas.

Elsa confirmed that her construction crew is using the back entrance gates during construction hours. She says they are working to keep the areas clean of their debris and trash in light of the recent wind storms.

The front gate is due to be repaired by Tuesday, April 4th. Maite tried to order the part separately in efforts to save on the repair cost, but was not able to do so. The entire part was ordered and set to be delivered on Monday, April 3rd. If anyone has any evidence on who is responsible for damaging the gate (i.e. video recordings), please let Maite or Mary know as soon as possible, so that we can start the process of getting reimbursed from them. The gate code will be changed, as suggested by Bryon, once the repairs are completed. Mary will make sure all homeowners receive the new code.

Community Social – it appears that all who attended had a great time at the neighborhood pool social last month. During the meeting, it was suggest that the neighborhood have about two socials a year. A neighborhood garage sale is not a suggested social at this time.

HOA dues are \$50/month and are currently due. Homeowners are asked to start paying as of January of this year or if they have moved in after that, then they would start paying as of the month that they closed on the land/property.

It was suggest that the HOA provide a welcome kit to any new homeowners which would include at a minimum a copy of the Bylaws, CC&Rs and contact information. Examples of a welcome kit can be found online.

Homeowners are asked to review these minutes, suggest changes for discussion, and approve via email to Mary prior to the next meeting.

Annual Budget – need to have a good estimate of how much the property taxes are so that we can include them into the proposed budget. David and his team are working on getting the non-profit status for the community, which should mean that the property taxes should be lower than normal rates. We would like to get the budget approved soon.

Agenda for Next Meeting

Discussion of Bylaws

Discussion of Budget

Discussion of CC&Rs

All very large topics, so we will need to pick one or two to focus on for the next meeting.

Adjournment

Meeting was adjourned at 9:35 by Shalana Poole. The next general meeting will be at 9am on June 3, 2017, in Studio Estates Clubhouse.

Minutes submitted by: Shalana Poole

Approved by: Electronically