Westside at Buttercup Creek Homeowners Association, Inc.

Date: Tuesday, January 14, 2020

Location: Treasure of the Hills Senior Activity Center

408 Ridgewood

Cedar Park, TX 78613

Board Meeting Minutes

1. Public Session Call to Order
   1. The board meeting was called to order by President SaraMarie Blunt at 7:00pm.
   2. A quorum was established by the board members in attendance: SaraMarie Blunt, Isaac LeGrand, Jodi Beaubien, Denney James and Dennis Domanski.
   3. Residents in attendance: Claudia LeGrand and Paul Daly.
   4. Also in attendance: Jim Smitherman and Jamie Richardson.
2. Appreciation Award
   1. Tabled until February board meeting.
3. Open Forum
   1. Claudia LeGrand gave an update on the storage shed organization.
   2. Paul Daly had questions about the 2020 budget.
4. Approval of Last Board Meeting Minutes
   1. The board meeting minutes were reviewed by the board.
   2. *Isaac LeGrand moved to approve the December 10, 2019 board meeting minutes with one revision. Denney James seconded the motion. The motion carried 5-0.*
   3. *Isaac LeGrand moved to approve the January 7, 2020 board meeting minutes as presented. Jodi Beaubien seconded the motion. The motion carried 3-2-0, with Denney James and Dennis Domanski abstaining from the vote.*

1. Manager’s Report – Jim Smitherman
   1. Financials
      * The 2019 year-end financial reports were presented.
   2. Violations
      * The 2019 year-end violation report was presented.
   3. Action Items
      * Jim gave an update on the action items from the last meeting.
2. Committee Reports and Other Business
   1. Pool
      * Jim provided an update on the progress of pool repairs.
      * Parking lot repairs - *Dennis Domanski moved to approve the bid from Lone Star Paving to re-seal and re-stripe the pool parking lots. Isaac LeGrand seconded the motion. The motion carried 5-0.*
   2. Landscape
      * Jim presented the landscape maintenance bid summary.
   3. Playground Equipment Progress
      * Jim reported on the progress of the playground equipment. A notice will be sent out to the neighborhood once the date has been finalized.
   4. 2020 Social Events
      * Easter Eggstravaganza event – Saturday, April 4th
      * Happy Hour Adult event – Saturday, May 16th
      * Independence Day event – Saturday, June 27th
      * Concert in the Park event – Saturday, September 19th
      * Halloween Boo Bash event – Saturday, October 24th
      * Christmas Magic event – Saturday, December 12th
3. 2020 Meeting Dates
   1. HOA Board Meetings are held at the Treasure of the Hills Senior Center at 7pm.
      * Tuesday, February 11th
      * Tuesday, March 10th
      * Tuesday, April 14th
      * Tuesday, May 12th
      * Tuesday, June 9th
      * Tuesday, July 14th
      * Tuesday, August 11th
      * Tuesday, September 8th
      * Tuesday, October 13th
      * Tuesday, December 8th
   2. 2020 Annual Meeting
      * Tuesday, November 10th
4. Executive Session
   1. The meeting entered executive session at 8:17pm.
   2. The meeting exited executive session at 8:58pm.

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| Action items from this meeting: | |
| Jim | Upload approved Dec 10th and Jan 7th meeting minutes to the website |
| Jim | Get a second bid for crepe myrtle tree trimming at KR pool |
| Jim | Bid for re-sealing the parking lot has been approved/schedule work/look at stops before lone star does their work |
| Jim | Invite Urban Dirt and Cen-Tex to attend February 11th board meeting |
| Jim | Confirm event dates with Hello Nabr |
| Jim | Send conflict of interest forms to the board |
| Jim | Get an estimate from attorney to review the governing docs and provide legal statement |
| Jim | Follow up on items discussed in executive session |