

Westside at Buttercup Creek Homeowners Association, Inc.

Date: Tuesday, March 10, 2020

Location: Treasure of the Hills Senior Activity Center
408 Ridgewood
Cedar Park, TX 78613

Board Meeting Minutes

1. Public Session Call to Order
 - a. The board meeting was called to order by President SaraMarie Blunt at 7:00pm.
 - b. A quorum was established by the four board members in attendance:
 - SaraMarie Blunt, President Present
 - Isaac LeGrand, VP Present
 - Jodi Beaubien, Treasurer Present
 - Dennis Domanski, Director Present
 - Denney James, Secretary Not present
 - c. Residents in attendance:
 - Barbara Kondick and Troy Fowler.
 - d. Also in attendance:
 - Jamie Richardson.
2. Open Forum
 - a. A resident had questions about the new landscaper and reported sprinkler issues to the board.
 - b. A resident had questions about whether Goodwin had the authority to file a report that had a negative impact on his credit. He requested for it to be removed from his credit report immediately. He then voiced concerns about Jim not returning phone calls.
3. Ratify Board Votes since last meeting
 - a. The board selected Urban Dirt as the new landscaper with a start date of April 1, 2020 by a vote of 4-1.
4. Approval of Last Meeting Minutes
 - a. The February 11th meeting minutes were reviewed by the board.
 - b. *Isaac LeGrand moved to approve the February 11, 2020 board meeting minutes as presented. Jodi Beaubien seconded the motion. The motion carried 4-0.*
 - c. The approved version of the minutes will be posted to the website.
5. Manager's Report
 - a. Financials
 - The YTD financial reports were presented.
 - *Jodi Beaubien moved to transfer the funds from the expiring CD into a money market account. Isaac LeGrand seconded the motion. The motion carried 4-0.*
 - b. Violations
 - The YTD violation report was presented.
 - c. Action Items since last meeting

- Violation drives to Wednesday starting in April
- Gathered additional landscaper information
- Monuments to be power washed same time as KR shades.
- Playgrounds complete
- Colors for countertops provided
- Picnic tables at KR ordered
- Continued work on winter pool repairs
- Met onsite with SaraMarie and Urban Dirt

6. Committee Reports and Other Business

a. Pool Report

- An update on the winter repairs was provided.
- The board reviewed the Sundeck acid wash bids. *Isaac LeGrand moved to approve the acid wash bids from Sundeck for Lakeline and Kay Redden. Jodi Beaubien seconded the motion. The motion carried 4-0.*
- *Dennis Domanski moved to approve up to \$5k for necessary deck repairs found during inspection. Isaac LeGrand seconded the motion. The motion carried 4-0.*

b. Landscape

- Urban Dirt is the new landscaper effective April 1, 2020.
- Notice of termination has been sent to Brightview.

c. Community Fence

- Working with three vendors to provide quotes for board review.
- Letters will be sent to the 86 homeowners that back up to Lakeline.

d. CCR Review

- *Isaac LeGrand moved for Connie Heyer to review the CCRs and provide recommendations for an amount not to exceed \$5k. Jodi Beaubien seconded the motion. The motion carried 4-0.*

e. Social Events

- Garage Sale – Saturday, March 28th (rain date April 4th)
- 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
- Fall Garage Sale – Saturday, September 26th
- Halloween Boo Bash event – Saturday, October 24th
- Christmas Magic event – Saturday, December 12th

7. Executive Session

- The meeting entered executive session at 8:00pm.
- The meeting exited executive session at 8:14pm.
- Isaac LeGrand moved to proceed with the collection actions discussed in executive session. Jodi Beaubien seconded the motion. The motion carried 4-0.*

There being no further business, the board meeting was adjourned at 8:23pm.