Westside at Buttercup Creek Homeowners Association, Inc.

Date: Tuesday, May 9, 2023
Place: Meeting held remotely via Zoom

Board Meeting Minutes

1. Call to Order
    a. The board meeting was called to order by President Denney James at 7:02pm.
    b. A quorum was established by the Board of Directors in attendance:
        - Denney James
        - Paul Daly (not present)
        - Michelle Bodenger
        - Cheryl Small
        - AJ Schwab
    c. Also in attendance:
        - Jim Smitherman
        - Jamie Richardson

2. Approval of Last Meeting Minutes
    a. The board reviewed the April board meeting minutes.
    b. *Michelle Bodenger moved to approve the April board meeting minutes as presented. AJ Schwab seconded the motion. The motion carried unanimously.*
    c. The approved meeting minutes will be posted to the Town Square website.

3. Ratify Board Votes Since Last Meeting
    a. No votes.

4. Manager's Report – Jim Smitherman
    a. Financials
        - The 2023 YTD financial reports were presented.
    b. Violations
        - The 2023 YTD violation report was presented.
    c. Community websites
        - www.westsidehoa.org
        - www.goodwintx.com
    d. Action Items (completed)
        - Sunscapes started, met onsite.
        - Getting new landscaper up to speed
        - Updated reserve study ordered
        - Facilitate pool openings and storm cleanup

5. Committee Reports/Other Business
    a. Pool
        - Jim presented the pool report.
    b. Landscape
        - Jim provided the landscape update.
        - *Michelle Bodenger moved to approve the sprinkler system controller proposal. Cheryl Small seconded the motion. The motion passed unanimously.*

c. Social
- Cheryl provided the social committee update.

6. Homeowner Questions via Zoom Chat
   a. The floor was opened for resident questions and comments.

7. Executive Session
   a. The meeting entered executive session at 7:44pm.
   b. The meeting exited executive session at 8:07pm.

8. Adjournment
   a. *Michelle Bodenger moved to adjourn the meeting. Cheryl Small seconded the motion. There being no further business, the board meeting was adjourned at 8:07pm.*