

Westside at Buttercup Creek Homeowners Association, Inc.

Date: October 10, 2023

Place: Meeting held remotely via Zoom

Board Meeting Minutes

1. Call to Order
 - a. The board meeting was called to order by Paul Daly at 7:00pm.
 - b. A quorum was established by the Board of Directors in attendance:
 - Paul Daly
 - AJ Schwab
 - Michelle Bodenger
 - Cheryl Small
 - Kimberly Bradford-Brown
 - c. Also in attendance:
 - Jim Smitherman

2. Approval of Last Meeting Minutes
 - a. The board reviewed the September board meeting minutes.
 - b. *AJ Schwab moved to approve the September board meeting minutes as presented. Cheryl Small seconded the motion. The motion carried 4-0.*
 - 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)
 - Ordered update in reserve study
 - Securing pool plaster bids
 - Repair fence on fall creek
 - Updated 2024 budget
 - Researched pool maint/lifeguard prices

5. Committee Reports/Other Business
 - a. Pool
 - Jim presented the pool report.
 - *AJ Schwab moved to approve the purchase and installation of a 24gauge metal roof at Kay Redden, with the color to be determined. Cheryl Small seconded the motion. The motion carried 4-0.*
 - b. Landscape

- Jim presented the landscape report.
 - c. Social
 - Cheryl Small presented the social report.
 - d. ARC
 - Jim provided the ARC update.
- 6. 2024 Budget
 - a. The board reviewed the revised 2024 budget. *Cheryl Smal moved to approve the 2024 budget as presented. Kimberly Bradford-Brown seconded the motion. The motion carried 3-0, with one member abstaining.*
- 7. 2023 Annual Meeting
 - a. November 14, 2023
 - b. Three board positions are up for election: Paul, AJ, Kimberly
- 8. Homeowner Questions via Zoom Chat
 - a. The floor was opened for resident questions and comments.
- 9. Executive Session
 - a. The meeting entered executive session at 8:06pm.
 - b. The meeting exited executive session at 8:18pm.
- 10. Adjournment
 - a. *Kimberly Bradford-Brown moved to adjourn the meeting. AJ Schwab seconded the motion. There being no further business, the board meeting was adjourned at 8:18pm.*