

# Westside at Buttercup Creek Homeowners Association, Inc.

Date: January 9, 2024

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
    - Michelle Bodenger
    - Cheryl Small
  - c. Also in attendance:
    - Jim Smitherman
2. Approval of Last Meeting Minutes
  - a. The board reviewed the prior board meeting minutes.
  - b. *Cheryl Small moved to approve the October 23, 2023 board meeting minutes as presented. Michelle Bodenger seconded the motion. The motion passed 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 year-end financial reports were presented.
  - b. Violations
    - The 2023 violation report was presented.
  - c. Community websites
    - [www.westsidehoa.org](http://www.westsidehoa.org)
    - [www.goodwintx.com](http://www.goodwintx.com)
  - d. Action Items (completed)
    - Met onsite with reserve study reps
    - Landscape plan complete
    - 2024 billing sent
    - Fence repairs scheduled
5. Committee Reports/Other Business
  - a. Pool
    - Jim presented the pool report.
    - Pools will be winterized next week.
  - b. Landscape
    - Jim presented the landscape report.
    - Schedule walk-thru once board has completed review of plan.
  - c. Social
    - Cheryl Small presented the social report.

- d. ARC
    - Jim provided the ARC update.
6. 2024 Projects
    - a. The board discussed 2024 projects.
      - Roof repair
      - Pool
      - Landscaping
  7. Homeowner Questions via Zoom Chat
    - a. The floor was opened for resident questions and comments.
  8. Executive Session
    - a. The meeting entered executive session at 7:51pm.
    - b. The meeting exited executive session at 8:16pm.
  9. Adjournment
    - a. There being no further business, the board meeting was adjourned at 8:18pm.