

Westside at Buttercup Creek Homeowners Association, Inc.

Tuesday, October 17, 2017

Treasure of the Hills Senior Activity Center

Annual Meeting Minutes

1. Call to Order / Establish Quorum

The meeting was called to order at 7:00pm. The board members in attendance were SaraMarie Blunt, Dennis Domanski, Denney James and David Jackson. Property manager Celeste Schulz was also in attendance. Quorum was established by the 21 owners in attendance and 225 proxies. The sign in sheet served as roll call and the proxies were certified and counted as valid.

Quorum Requirement (10% of all votes): or 153

Quorum Met: Yes

2. Proof of Notice of Meeting

A copy of the meeting notice was sent by certified mail to Goodwin Management and served as proof of notice of the meeting.

3. Homeowner Comments

Richard Eveland noticed an electrical disturbance recently and said he will continue to monitor the area. If anyone else notices one, please let him know.

4. Approval of 2016 Annual Meeting Minutes

Denney James moved to approve the October 20, 2016 annual meeting minutes as presented. David Jackson seconded the motion. The motion passed unanimously.

5. President's Report

SaraMarie Blunt reported on the past year's accomplishments and plans for 2018. The board chose to terminate the landscaping contract with Merit effective November 1, 2017, and selected BrightView as the new vendor. SaraMarie reiterated that the HOA does not own the medians and therefore does not maintain them. The new pool vendor, Austin Pool Pros, provided great service this year and received positive feedback from the neighborhood. The board is looking at improving security at the storage lot and also hopes to see more neighborhood participation in 2018.

6. Manager's Report

Celeste Schulz presented the Manager's Report. Goodwin Management, Inc. is responsible for and acts as community liaison for three areas of the HOA:

- a. Overseeing the common areas elements and community contractors
- b. Accounting for the community
- c. Deed restriction enforcement

Celeste presented an overview of the financials, delinquencies, and violations of the community and answered questions from the members in attendance.

7. Committee Reports

- a. Pool – The change to a new pool vendor led to improved water quality and great feedback from the neighborhood. The board will be getting bids to replaster the Kay Redden pool.
- b. Modifications – Applications need to be submitted prior to making any exterior modifications to the property.
- c. Social – Tracy is the social committee chair. The social committee is active and is always looking for more volunteers. There is a Trunk or Treat event on Sunday, October 29th. Please email a Tracy if you are interested in volunteering.

8. Board Election – 1 position

There was one board member position open for election. The nominee was Denney James. The vote was taken by acclamation.

Denney James was elected to serve a three-year term on the board.

Dennis Domanski moved to adjourn the meeting. Denney James seconded the motion. There being no further business, the meeting adjourned at 7:48pm.

Board re-organization

The 2017-2018 board positions are as follows:

President – SaraMarie Blunt
Vice President – Denney James
Treasurer – David Jackson
Secretary – Walt Conlin
Director – Dennis Domanski

Next Board Meeting – Thursday, November 16th at 6pm, Treasure of the Hills Center