



**SCOFIELD FARMS
HOMEOWNERS
ASSOCIATION MEETING**

APRIL 21, 2004

Held At

PARMER WOODS ASSISTED LIVING

7:00 PM









Board Mission Statement

“ The Board’s mission is to protect and enhance the quality of life for our residents. We will work to achieve our mission by focusing our efforts on the following areas...”

- Equitable enforcement of our neighborhood’s covenants**
- Fiscally responsible management of the association’s assets**
- Strive to maintain our property and home values**
- As a proactive advocate for our neighborhood and neighbors**
- Building and nurturing a growing sense of community between our residents**

“ We will act on these tasks with an eye toward balancing the rights of the individual with the rights of the community.”

AGENDA

	Call Meeting to Order	05 Minutes
	Board and Officer Reports	25 Minutes
	Amendments	10 Minutes
	Board Candidate Statements	10 Minutes
	Break and Voting	10 Minutes
	Committee Reports	20 Minutes
	Managers Report	05 Minutes
	Wrap Up & Adjournment	05 Minutes

Board & Officer Report

Pool

 Re-plaster completed April 2003

 Cost of re-plaster \$22,608

 Rules

 Lifeguard feedback & evaluation

» Adequate coverage & service provided?

 Allowance of weekend Birthday Parties?

Arbor and Playscape






 Power washed and stained

 **N. Metric Irrigation Control – Replaced**

 **City Irrigation Audit Completed**

Board & Officer Report

Palace Night Club (Formally The Palladium)

-  Opened in September 2003
-  Worked in conjunction with building owner, surrounding associations, and tenant
-  Noise abatement elements completed August/September 2003
-  Letter of understanding to address any future noise issues & the Board is unaware of any noise complaints to date
-  The Board would like to thank the owner for their cooperation in addressing the noise issue


Board & Officer Report

Annual Tree and Shrub Trimming

Yearly deadline

- » Trimming complete by the 1st weekend after Labor Day






 94 Homes, 16% of the association, were identified in the initial survey

 13 Homes, 2% of the association, needed to have their landscaping force trimmed by Liddiard

 This represents a significant reduction from the prior year

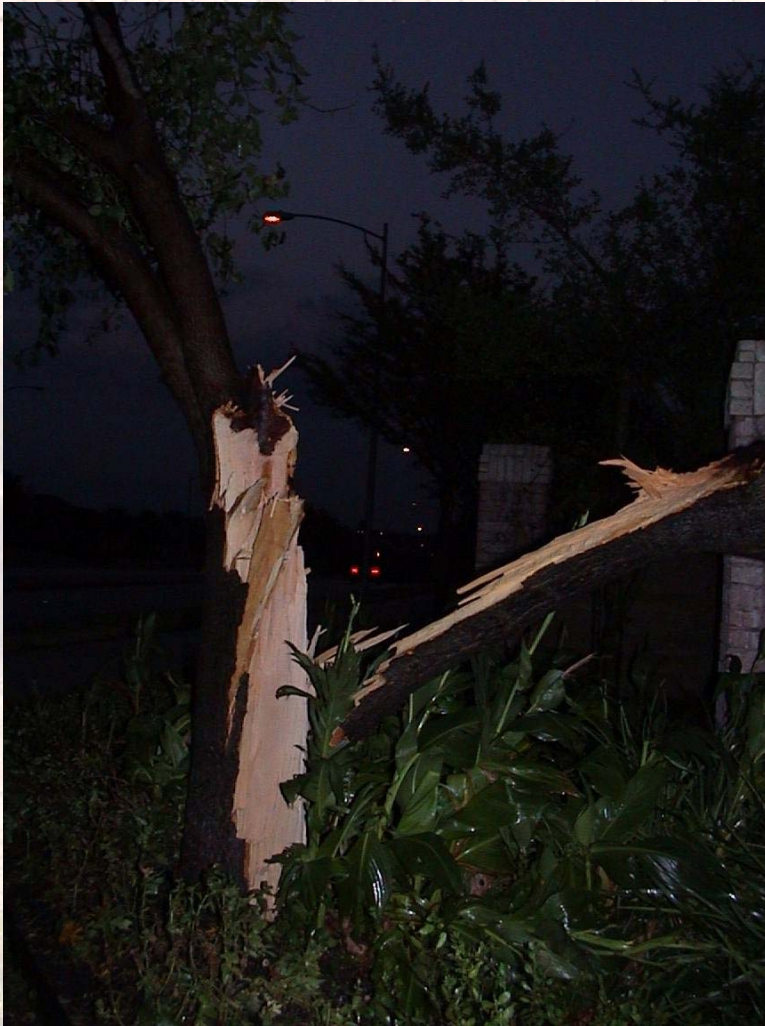
Board & Officer Report





Liddiard Management

-  Stressed clear communication of expectations with timeframes for completion
-  Continued to align expectations with manager
-  Continued detailed financial management review
-  Board concerns with manager workload and association needs
-  Liddiard responded to concerns and assigned new manager, Cameron Scott

Board & Officer Report

August 11th, 2003



-  **Six minutes**
-  **60+ Mile per Hour winds**
-  **Marble to Golf Ball size hail**
-  **Over \$52,000 thousand of dollars of estimated association damages**
-  **Over \$23,000 spent in repair costs to date**

Board & Officer Report

August 11th, 2003 Storm Details




 **Over 35 Association
established trees
destroyed**

 **Over 15 Association
trees damaged**

 **Pool House roof
damaged**

 **Woodcrete fence
damaged**

 **Fence slats**

 **Fence support columns**

Board & Officer Report

August 11th, 2003 Storm Details



Damaged assessed



The night of the storm



The next morning



**Liddiard on property the
next morning**



**Approval given to start
clean up**



**Majority of clean up was
completed within several
days**



**Instructed Liddiard to
review insurance policy &
file claim**

Board & Officer Report

August 11th, 2003 Storm Details



Multiple tree replacement options reviewed



Mature tree's offered, at no cost to the association, by the Ridge at Scofield



SFHOA would have bare the costs of transplanting the tree's



Live Oak and Pear tree's

Board & Officer Report

August 11th, 2003 Storm Details



6 Plus - Detailed surveys completed by 3 Board Members



250 plus board person hours involved with cleanup, identification, communication, and restoration of association property

Board & Officer Report

August 11th, 2003 Storm Details



Funding options reviewed



Stumps removed



**Irrigation bubbles
repaired or capped**



**Trees installed, 32* ~2.5”
diameter trees planted**



**12 Live Oak, 10 Bradford
Pear, 6 Evergreen, 3
Cedar Elm, 1 Bur Oak, 1
Crape Myrtle (Replacing a
Bradford Pear)**

* Seven (7) of above trees were previously damaged/missing (auto accidents) or diseased trees (pine); Three (3) of the trees above where replacements/additions by the playscape

Board & Officer Report

Financial highlights – Fiscal Year 2003

CATEGORY	BUDGET	ACTUAL
Revenues	\$ 229,639	\$ 231,467
Direct Expenses	\$ 154,087	\$ 139,685
G&A Expenses	\$ 58,369	\$ 57,051
Total Expenses	\$ 212,456	\$ 196,736
Other Income&Exp	(\$ 16,644)	(\$ 16,816)
Provisions for Taxes	\$ 540	\$ 50
Net Surplus*/(Deficit)	0	\$ 17,866

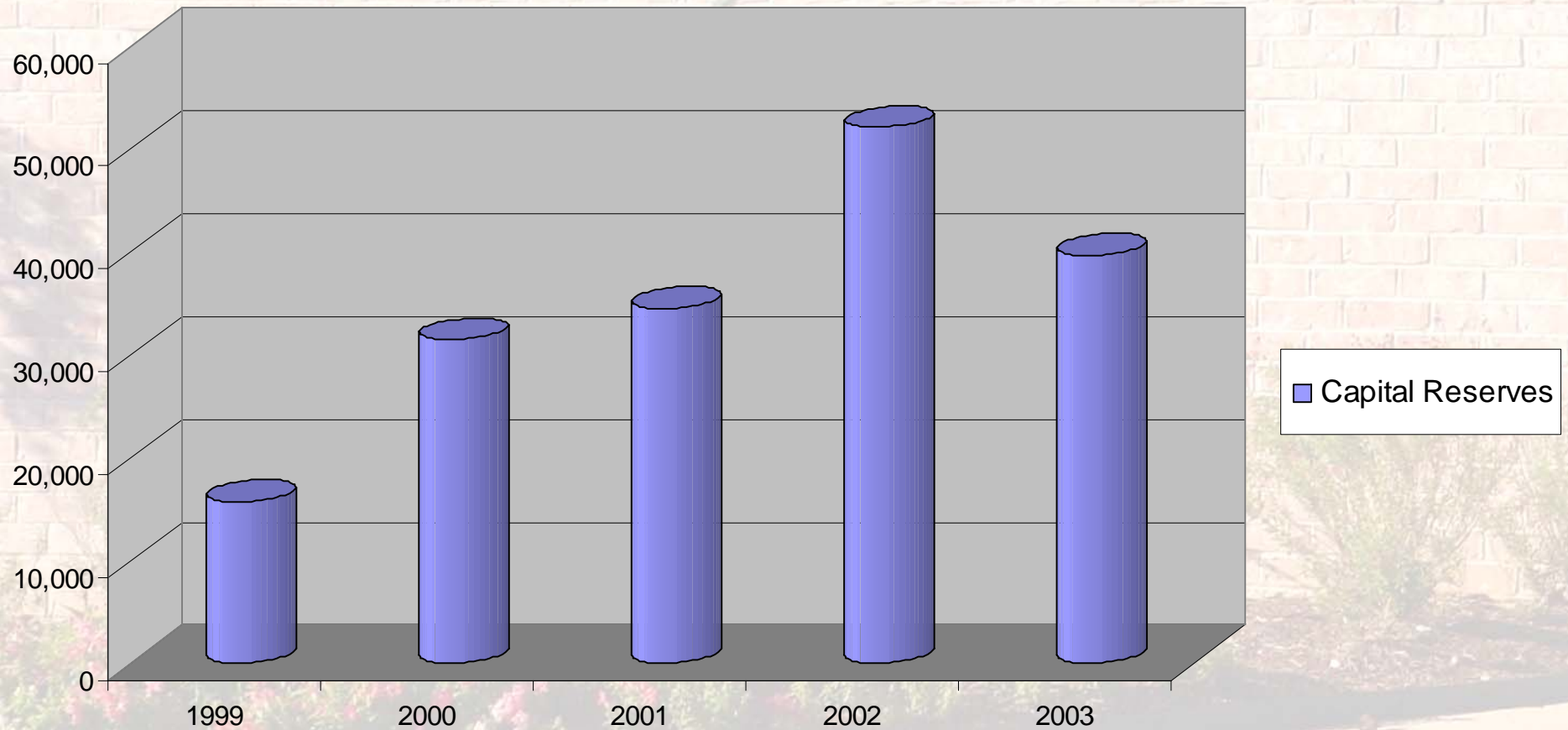
*Identified in the 1st quarter of 2004, this surplus has helped offset the August 2003 Storm Damage Repairs

Board & Officer Report









Financial Capital Reserves Review 2003

Scofield Farms Home Owners Association Capital Reserves by Year



Board & Officer Report

2004 Projects

-  Complete storm damage clean up
-  Competitive bid on landscaping contract
-  Mailbox kiosks' (help protect us and our mail from the elements)
-  Replacement Tree's at Playscape
-  Tile repair pool and bathrooms
-  Common area fences Power Washed and stained, where appropriate

Board & Officer Report



**Toll Road – North of Parmer on
Mopac/Burnet/1325 – Alan Shelby**



Howard Lane Development – Mike Brindle



**Proposed Condominium Development –
Leigh Ann Brunson & Alan Shelby**



**Proposed Storage Development East of
Scofield Farms – Leigh Ann Brunson**

Association Amendments



Amendment to Covenants – Section 7.5 Special Assessments



Add clarification to align this section with existing quorum requirements – Scofield Residential Bylaws Article 4 and amendments



Suggested text clarification

- » “...vote at a meeting duly called to vote on such matter **with at least sixty percent (60%) of Members who are eligible to vote represented** to vote in person or by proxy.”
- » “...vote at a meeting duly called to vote on such matter **where quorum has been established** to vote in person or by proxy.”
- » Amendment text to be finalized by our association attorney to align with this intent

Association Amendments



Amendment to Bylaws – Article 6.1



Clarification and alignment of board member terms to meet original intent of rotating members



Add chart and text for clarification & to help maintain compliance with this article

» Amendment text and chart to be finalized by our association attorney to align with this intent



Call for an Association Vote to support requesting a four way stop at Scofield Farms Drive and Dapplegrey (By the pool)

Election of Board Members

Four open positions

 Terms to be determined at 1st Board Meeting

Nominated Candidates

 Leigh Ann Brunson – Incumbent

 Chris Close

 James Hsu

 Marina Kramer

 Beth (Knowles) Schmitz

 Jennifer Swanson

 William Torenko

Election of Board Members



Candidate Self Introductions & Qualifications (maximum of 3 minutes each)



Leigh Ann Brunson – Incumbent



Chris Close



James Hsu



Marina Kramer



Beth (Knowles) Schmitz



Jennifer Swanson



William Torenko

**Please Vote for a maximum of Four(4)
Future Directors**

**Please hand your ballots to Directors:
Dan Schultz and Jennifer Schwan**

**Dan and Jennifer will count the ballots
and let me know the results**

BREAK – 10 Minutes

SFHOA Committee Reports

Land Zoning (John Goodlett)

 Volunteers

Gazette Newsletter (Maria Shelby, Editor)

 Advertising Revenue Update

» Over \$1000 of revenue generated since October 2003

 New Positions Added to Gazette Staff

» New Advertisement Position – Open for volunteer

SFHOA Committee Reports



Security / Maintenance (Gavin Meil)



Neighborhood incident report

Yearly Breakdown by Offense

	1998	1999	2000	2001	2002	2003
Burglary of residence (or attempted)	5	3	2	4	2	4
Burglary of vehicle	1	3	5	3	9	17
Theft/attempted theft	5	3	1	7	0	4
Auto theft	0	0	0	0	2	2
Criminal mischief	4	7	18	3	13	23
Suspicious person	0	1	0	0	2	0
Assault	0	0	1	1	0	3
Others	1	0	0	2	3	0
TOTALS	16	17	27	20	31	53
Percentage change in totals yearly		6%	37%	-35%	35%	42%

SFHOA Committee Reports


 **Webmasters (Craig & Roberta Becker)**

 **Pool (Leigh Ann Brunson)**

 **Landscaping (Jennifer Schwan)**

 **Yard of the Month (Ronda Schultz)**

 **Adult/Family Recreation (Jenny Walker)**

 **Welcoming (Jenny Walker)**

 **Children Recreation (Carol Young)**

SFHOA Committee Reports

 **National Night Out (Steve Walden & Diane Harvey Anderson)**

 **Scofield Farms Park (Mike Brindle)**

 **Park projects**

- » Completed
- » In progress
- » Future ideas

 **Potential Park Acquisitions [Map](#)**

SFHOA Committee Reports



Architectural Control Committee – 2003 (Open Chair)

» Chair person resigned due to increased business travel



41 Plans submitted or information requested



37 Plans approved



3 Plans information requested – No action taken



1 Plan denied



Thanks to Hari Krishna for serving as Chairperson
this last year

Management Report



DRV's = Deed Restriction Violation

	2000	2001	2002	2003
Yard maintenance	299	430	207	190
Trash cans in view	33	87	20	55
Unsightly articles	12	50	37	27
Car parking	12	32	17	2
Basketball goals	2	18	0	3
Boats / trailers	12	10	6	7
Outbuildings	2	6	2	4
Pet related	8	4	7	7
Arbor / patio covers	1	4	2	1
Room additions	0	4	1	0
Disturbances	1	3	2	2
Other	0	0	0	15
Totals	382	648	301	313

BOARD MEMBER RECOGNITIONS



LAXMI KRISHNA – 3 YEARS



DAN SCHULTZ – 2 YEARS



JENNIFER SCHWAN – 1 YEAR

DOOR PRIZES

 **OVER \$199.99, (\$200), in door prizes for all voting members in attendance in person or by proxy**

 **\$50.00 FRY'S ELECTRONICS Gift Certificate**

 **\$50.00 COOL RIVER Gift Certificate**

 **\$100.00 FRY'S ELECTRONICS Gift Certificate**

Conclusion and Adjournment

Congratulations to the Elected Members of the Scofield Farms Homeowners Association Board

 **Position 1 – TBD**

 **Position 2 – TBD**

 **Position 3 – TBD**

 **Position 4 – TBD**

SPECIAL THANKS

A VERY SPECIAL THANKS TO

PARMER WOODS

ASSISTED LIVING CENTER &

TERRI MARTINEZ

FOR THE USE OF THIS FACILITY

AND FOR THE REFRESHMENTS

Thanks for Coming!

“Get Connected”

<http://www.scofieldfarms.org/>

Username = scofield

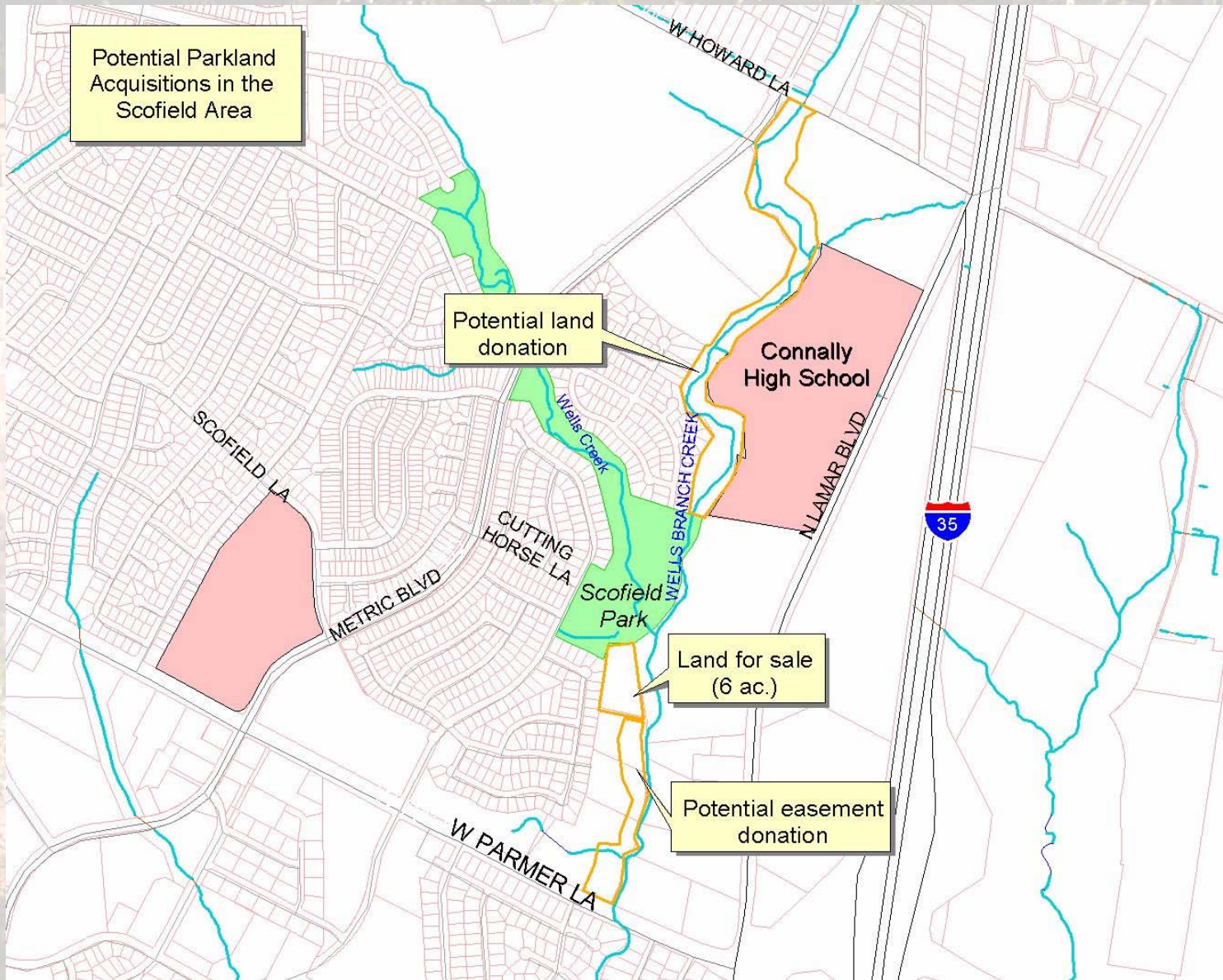
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Scofield Farms Board of Director Terms of Service

Position	Terms	2004	2005	2006	2007	2008	2009	2010	2011	2012
A	1Yr to 3 Yr	A	A			A			A	
B	2Yr to 3 Yr	B		B			B		B	
C	Three Year	C			C			C		
D	Three Year	D			D			D		
E	Three Year	E	E			E			E	

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Scofield Farms Potential Park Acquisitions



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