

SF Residential Owners Association-DRAFT
Annual Meeting
Monday, May 23, 2011
7:00 p.m.
Westview Middle School
Board of Directors

- Steve Walden, President
- David Negrete, Vice President
- Shelley Karn, Treasurer
- Leigh Ann Brunson, Secretary
- Tanya Quinn, Director-at-large

Agenda

- Call to Order – 105 attendees with proxies, 7:06 p.m. called to order
- Introductions-all present on board
- Proof of Notice.....Confirmed by CMAs
- Approval of MinutesMinutes accepted.
- Report of Officers

- President's Report

Mission of the HOA-To protect and enhance the quality of life for our residents by focusing our efforts on the following areas:

- Equitable enforcement of covenants
- Fiscally responsible management of HOA assets
- Proactive advocacy for our neighborhood
- Fostering a 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

- HOA in great financial shape, from May 1, 2010 to May 1, 2011, Operating fund up, 20% (\$126,000), Cap Reserves up 17% (\$131,000), Assessment delinquencies decreased by 51% to only \$31,000
- Showed violation data, barren or overgrown yards are a growing problem. Stressed the need to keep yards in shape.
- Deteriorated fences need to be replaced, re-stated the need to use western red cedar 1x4 pickets, can always get these at the lumber yards and fence companies- better quality than Lowe's and Home Depot.
- Unapproved modifications – patio covers, decks, re-landscaping without approved plans still a problem but many are submitting ACC applications
- Paint color changes – a few unapproved color changes have been issues, must get color changes approved per covenants.

- New revenue order/fining policy-Not a change in by-laws. Rather a clarification of existing board authority to fine up to \$25/day and state priority of where received funds are distributed. Discussed how this policy was result of failure of prior policy (\$25 fines/month/violation) to motivate recalcitrant property owners to take ANY action toward compliance. The growth of essentially abandoned properties warranted a change in strategy. Methodology was suggested by HOA's attorney based on our existing by-laws capability. This policy was recorded by Travis County Courthouse on 05/17/11 and just received back prior to annual mtg.

2010-2011, Key Completed (or in progress) Projects:

- Survey/Legal review- Commercial/Mixed Use Properties (\$40k/year projected new income). Survey/legal review has been completed and we are now trying to collect from commercial properties inside our assessment zone previously unknown to us, had to get legal input, could not tell what property was in and what was out. Hired surveyor and resurveyed to correct boundaries, 8-9 month process, now have enforceable list of properties and they will hopefully to pay. Full list of properties is in 50K/year range, net effect is hopefully 40K to our community. Thanks to CMA and attorney, Connie Heyer.
- Fencecrete additions on Westside of Metric (will commence this summer) fencecrete is replacing rotting wooden fences that developer should have installed with fencecrete facing Scofield Lane and Foal entrance,
- Pool Pergola rebuilt and stained
- Metric Bridge Railings painted
- Power wash Metric Fencecrete (to be completed before 07/01/11)
- Solar Lights for Mail Kiosks
- Pavers installed at Pool mailboxes

Possible 2011-12 initiatives- a) major by- law and deed restrictions update and revamp for first time, b) Continue to advance maintenance suggestions from 2009 asset and reserve study, c) Edit and improve ACC Guidelines, d) More joint community events with the "Ridge" HOA, Note- we did garage sale, and Santa event successfully with the Ridge this past year.

Committee Chair Reports

- ACC, (David Negrete)- (31 projects approved, 7 denied, 2 pending), Presently all 3 members on ACC are architects, project applications are received electronically from CMA, current review process working fast and well

- Pool (Paul Bull)-pool in great shape, lifeguards start this weekend, lifeguard hours reduced to 4 days per week from 3:00 pm to 8:00 pm on Thursday - Friday and 2:00 pm to 8:00 pm on Saturday and Sunday, pool opens at 5 pm each Monday, pool was open for spring break;
- Neighborhood Watch -(DJ Loberg), wants to change things up a bit, it's up to the residents to look out for each other. Wants to put on more SF block parties to get to know everyone. Trying to get access to our website to provide information on how to protect our own property. Looking into legalities of putting cameras at entrances if we want to do that in the future. June 4 first planned SF night out. Pres.Walden stated there are no plans to put up cameras, Met with Scofield Ridge regarding patrol company; 4 hour blocks of time split between neighborhoods - mainly during the day between 9:00 to 3:00....would cost around \$700/mth. Potentially we will do a 90 day pilot with the Ridge.
- Welcoming Comm. (Leigh Ann Brunson and Melissa James)- gives welcome gifts and information on neighborhood to new residents
- Yard of Month (Vacant) -recruiting members after mtg tonight
- Website- Craig & Roberta Becker-new board will work with them to update website, great job and thanks to the Beckers
- Zoning and Development- (Vacant)-Negrete said there are vacant parts of land that will be developed, we need volunteers, question asked what was going on east of apartments, inquiry re Hong Kong market - unknown
- Parks- (Mike Brindle)-not present, David Books - annual clean up in spring
- Events-
 - ❖ Fourth of July (Maria Shelby)
 - ❖ Movie in the Park (Sue Jahn)
 - ❖ Neighborhood Night Out (DJ Loberg)
 - ❖ Easter Egg Hunt (Lisa Griggs & Laura Nattinger)
 - ❖ Jazz at the Pool (Diane Harvey)
 - ❖ Breakfast with Santa (Mardy Walden)
 - ❖ Neighborhood Garage Sale (Jenny Walker)
 - ❖ What would you like to see?

Comments/Questions from attendees

- With many residents in a dire fencing situation can we partner together to get volume discount similar to the Viking collaboration about 5 years ago.....Jose Lopez (Pro Touch Fence and Deck) (512-845-6146) was promoted highly by several members for fencing price and quality.
- Resident asked about shared fence with apartments off Metric (north side of HOA); Pres Walden stated HOA will talk with apartment management about sharing replacement costs with our impacted homeowners.

- Resident asked if we had pool umbrellas or could get more – it was indicated that we don't currently have any (not even for the lifeguard stands) and there have been problems with the wind damaging them
- Resident asked about possibly adding a solar screen structure over portion of grassy area of pool,
- HOA should look at feasibility of replacing pergola with hard roof in the near future;
- One resident thought Board should reduce fees since we are getting more revenue; Pres. Walden stated we have not had an assessment increase in 6 to 7 years, we don't really know how it will go with the new commercial revenue, each Board decides what the fee system will be based on the current and projected finances. Board sets fees and budget in October each year. It was also observed that our infrastructure is aging and repairs and replacement of HOA assets is increasing.

- Question- Can we replace back fence that faces greenbelt with different kind of fence? Answer- potentially yes. Fill out ACC request and send electronically to CMA.

- Resident suggested more native plants at entrances, Walden explained that we have migrated to more hardy perennials as core plants near the entrances and we are using a small band of annual color along with improved irrigation system to reduce water waste and costs of plant replacements

Get Connected!

Scotfield Farms HOA website, please bookmark and visit often

- <http://www.scotfieldfarms.org/>
- User name= scotfield
- Password= 78727

Election of Directors

- Recognition and appreciation gifts to Leigh Ann Brunson and Tanya Quinn (outgoing board members) for their sacrifice and service to community
- **Election of two new Directors-**Emmett Bills and Paul Maine elected by affirmation vote of attendees
- Door prizes were awarded

Adjourned – 9:15 p.m.