

SCOFIELD FARMS
BOARD OF DIRECTORS MEETING MINUTES
CMA Conference Room @ 6:00pm
December 8, 2010

- I. Call to order
Present - Steve Walden, David Negrete, Tanya Quinn, Leigh Ann Brunson, Shelley Karn,
- Present
- II. Approval of Prior Minutes
Review and approve minutes of the Board meeting held September 20, 2010.
(CMA will add "@ pool" to Minutes.)
- Motion Steve Walden Second S. Karn, LBrunson Motion carried
- Review and approve minutes of the Board meeting held October 27, 2010.
- Motion Steve Walden Second S. Karn, LBrunson Motion carried

Committee Reports

- III. Treasurer's Report
- a. Financial Review – underbudget for this month, expect to be on budget or under budget.
 - b. Delinquency Review & Attorney Collection Status-reviewed and discussed and will move forward as needed.
- IV. Old Business
- a. Fining Policy & Payment Application Policy-Reviewed policy. Set aside cover letter provided by CMA. Cover letter and approximately 7 pages mail out cost – would be for 578 homes, regular postage, some package cost – est. \$1,000.00 plus some. Signed off on draft cover letter.
 - b. Bylaw & CCR amendment status- Action Item: Walden will work with Negrete to get a final document. Lori will ask Connie (attorney) if we can just use the new revised version as a substitute for the old. If that's ok, Walden will send out to board for Board to review. CMA will consult with Connie for the best way to present to the neighborhood as draft to review. Will do the actual voting at the annual meeting. Plan to have at least two forums possibly at the Pancake House or the pool. Walden will send a copy of the draft bylaws to Board. After Board comments, vote can be taken at next Board meeting. Action Item: Walden talk to Negrete about DRVs document, fencecrete policy, landcape guidance, roofing guidance, ACC guideline, solar panel (developed) shed guidance, payment application policy (done) fining policy (done)
 - c. Rules & Guidelines Draft status (David)-see above

- d. Scofield Lane/Yearling Cove Fencecrete Status-residents are ready to go-Form will be developed by CMA for sign off between residents/HOA. Owners will give 50% or make arrangement to pay over 6-12 months. Total outlay - 19k, HOA will pay 9,500. Added 1,000 for take down. Action: (CMA-Lori) – call Fencecrete to see how long it will take to get material.
- e. Commercial/Mixed Use Property-Progress being made on survey on mixed use properties.
- f. Pool shade structure – CMA will get some bids to repair.
- g. Board will put out a note to list serve looking for volunteers for Board members in January.
- h. Karn asked Kelley (???).....if she would Chair Welcome Committee.

V. New Business –

1. *Follow up on Yard of the Month, Holiday lights, Welcome Committee*
2. *Action Item: (Brunson) look at website to see what Minutes have been posted. Provide minutes to Roberta for posting.*
3. *Look at what Quinn suggested for helpful information to be provided to new Board members*
4. *New Fining Policy was approved by the Board and signed.*
5. *CMA will send letters to residents whose fences do not meet existing ACC Guidelines informing them they should have received a variance.*

V. Other –

1. Going forward when a fence violation notice is sent out by CMA they will include the ACC Guidance and possibly information on where to find reputable fence contractors
2. Board briefly discussed proposed North Austin homeless shelter. No action will be taken as a HOA on this item.
3. Composite list of violations still in progress
4. Action Item-(Brunson) List of “grandfathered” fences to CMA. This list will be a best attempt to identify those fences whereby resident made changes prior to the formal adoption of the ACC Guidelines that defined fencing parameters.

VI. Next Meeting-Monday, February 7, 2010 – 6:00 p.m.

VII. Adjournment - approximately 9:30 p.m.

VIII. Executive Session