

Great Hills Homeowners Association Sections IX and X Annual Meeting 2002 Minutes

The annual meeting of the Great Hills Homeowners Association Sections IX and X was held on Tuesday, December 3, 2002, at the Triumphant Love Lutheran Church. President Beth Freeby called the meeting to order at 7:10 p.m. The Board members and Advisory Boards present were as follows:

Beth Freeby, President
Rita Lightfoot, Vice President
Larry Holder, Treasurer
Maria Aggen, Secretary
Jean-Philippe Cassar, Architectural Control Committee Chairperson, Assistant Secretary
Mary Huck, Architectural Control Committee, Chairperson elect
Adrienne Seiler, Board of Directors
Carlos Valdez, Board of Directors

The minutes of the 2001 annual meeting were read and approved by voice vote.

Larry Holder presented the financial report that included a 2002 Financial Report, an Income Statement for 2002, Assets Summary for 2002, and 2003 Budget. Current assets are \$35,570.49. The expenses in year 2001 were \$5,515.00, primarily for legal fees due to the reinstatement of the association, E&O insurance, and higher office expenses due to the assessment fees. The assessment transfer fees on new home purchases initiated on May 1 produced an income of \$27,320. We had to reapply for tax-exempt status, so there is a possibility our assessments could be taxed. The assets of the HOA are in a Certificate of Deposit with Guaranty Federal Bank earning 3% interest. Budget was voted on and accepted.

Adrienne Seiler reported that there are 9 outstanding assessment fees from homeowners in our association. The \$100 assessments had been issued on September 1st and late notices were issued October 1st and then again on November 5th. The association will file liens against the homes that do not pay the assessments. There is also a \$100 transfer fee that is now assessed to the buyer of a home within our association. The transfer fee was initiated on May 1st.

Beth Freeby addressed the issue of the golf course polls being erected directly behind a significant number of homes in our neighborhood. This problem has been reviewed and the golf course is not in our section so we have no recourse as a HOA. The Greens does have jurisdiction and is pursuing a lawsuit against the golf course.

The Board presented a List of Rules that were extracted from the covenants and compiled in its own document for emphasis. Our lawyer had instructed the Board to create the List of Rules so they are more specific and therefore enforceable. The items which draw the

most complaints from the homeowners and were included in the list are: maintaining lots, parking cars in driveways off the street, keeping boats and campers out of view, restricting number of cars for those operating a business from their home and removing trash cans and recycle receptacles by nightfall of trash collection day. There was a motion to 1) reword the Rules exactly as they are stated in the Covenants 2) include the penalty with the rules and 3) rename the document “Highlights of Covenants”. The motion was approved. The “Highlights of Covenants” will be included in the next newsletter and can be viewed at the website at www.ghhassociation.org.

Jean-Philippe Cassar presented the Architectural Control Committee report although he is stepping down from this position and Mary Huck will now be the new chairperson for the ACC. Jean-Philippe gave an overview of major and minor architectural requests that must be sent in for approval prior to the onset of the project. He discussed the need for ACC review when working on roofing and landscaping projects. This year there were 31 requests, 23 approvals and 8 violation letters issued. The violations are usually for unmowed yards, parking of boats in driveways, roofing and painting repairs and parking of cars on the street.

Mary Huck presented the Ladies Club Christmas Tree Project. This project offers homeowners in the association the opportunity to have a live Christmas tree in their front yard to decorate. The money collected for the project goes to charity. There are 97 homes participating in the project this year. Each participant had a hole dug in their yard and PVC piping placed which can be used year after year. The lights on the trees should be white and on from 5:30 to 10:00.

The President reported that there are several board vacancies. Rita Lightfoot is stepping down as Vice President, Carlos is leaving the Board and new ACC members are needed. Tina Amberboy volunteered to step in as Vice President. Ken Shipp and Richard Honey also volunteered to be on the ACC. We also need new block captains, particularly on Mercedes, Rain Creek and Lost Horizon.

The floor was opened to citizen input in our neighborhood. Two issues were raised:

- 1) Water pressure is low in our area, and could affect as many as 70-80 houses in our HOA. There have been some individuals addressing this problem with the city, but the issue would get more focus if many homeowners express concern. To address the low water pressure issue, write to:

Chris Lippe
Director of Water and Waste Water
City of Austin
P.O. Box 1088
Austin, TX 78767

- 2) Drivers are cutting through on Amberly to avoid the stop sign at Floral Park and Rain Creek. Drivers are speeding through this neighborhood that has many children. It was

suggested that the homeowners on that road band together and purchase speed bumps for the road.

The meeting was adjourned at 8p.m.