

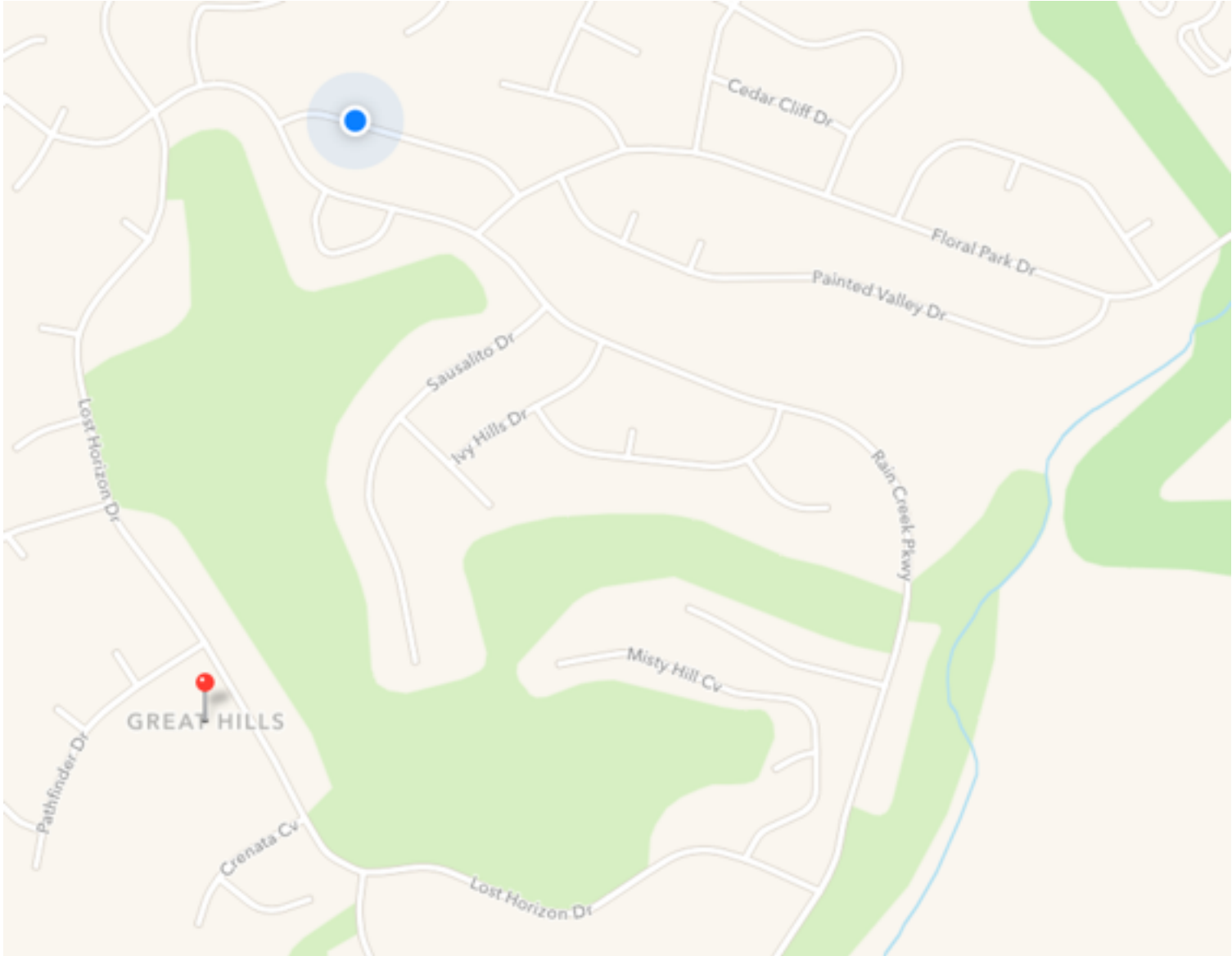
**Welcome to the
Great Hills Homeowners
Association
Annual Meeting
January 17, 2017**

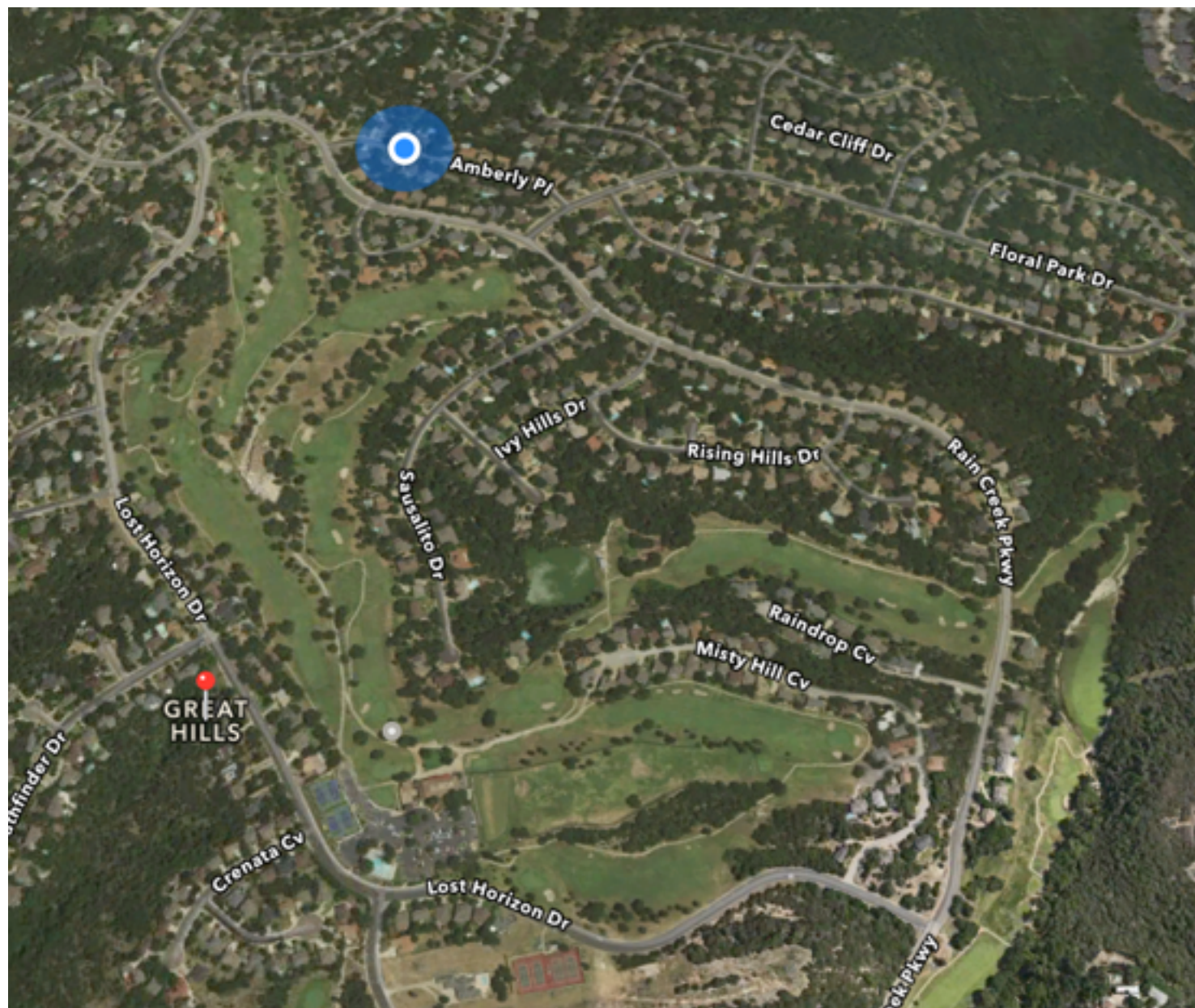


GREAT HILLS

SECTIONS IX AND X HOMEOWNERS ASSN., INC.







OUR HOMES

6106 Lost Horizon
6108 Lost Horizon
6200 Lost Horizon
6202 Lost Horizon
6204 Lost Horizon
6206 Lost Horizon
6208 Lost Horizon
6300 Lost Horizon
6301 Lost Horizon
6302 Lost Horizon
6303 Lost Horizon
6304 Lost Horizon
6305 Lost Horizon
6306 Lost Horizon
6400 Lost Horizon
6403 Lost Horizon
6405 Lost Horizon
6500 Lost Horizon
6501 Lost Horizon
6503 Lost Horizon
6541 Lost Horizon
6600 Lost Horizon
6601 Lost Horizon
6602 Lost Horizon
6604 Lost Horizon
6606 Lost Horizon

Amberly Place
Brannon Cove
Costas Cove
Floral Park (10501-10511)
Grand Teton
Ivy Hills
Mercedes Bend
Painted Valley Cove
Painted Valley Drive (5601-6001)
Rain Creek Parkway (5648-6507)
Rising Hills
Rising Hills Circle
Sans Souci Place (10502-10504)
Sausalito

AGENDA

- Welcome: Jason Meeker
- Introductions: 2016 Board & Officers
- Last Annual Meeting Minutes
- Guest Speakers:
 - Officer Joe Hebbe, Austin Police Department
 - Larry Harper, GM of Great Hills Country Club
 - Ron Thrower, Thrower Design
 - Dave Anderson, Drenner Group &
 - Sarah Valenzuela, Junior League President

AGENDA

- Treasurer Report: Terry Snipes
- Resale/Transfers/Refinances: Terry Snipes
- ACC Update: David Coonrod
- Discussion about Updating HOA Rules & Guidelines
- Election of 2017 Board & Officers
- Open Forum

2016 OFFICERS AND BOARD MEMBERS

Board of Directors:

Jason Meeker - 2016 - 2018

Michael Wright - 2016 - 2018

Preston Broadfoot - 2016 - 2018

Officers:

President - Jason Meeker

Vice President - Michael Wright

Treasurer - Terry Snipes

Assistant Treasurer - Laurie Davis

Secretary - Armin Gutzmer

ACC:

David Coonrod - Chairman

Robert Snipes

Gail Deitrick

Bob Dolibois

Welcome Committee:

Andi Reaves

Laura Steanson

At the Jan. 2016 annual meeting, a motion was made by Judge Lora Livingston and seconded by Wren Foster, to elect the officers by acclamation. The motion passed unanimously.

LAST MEETING MINUTES

The last Annual Meeting was held on January 5, 2016 at 7PM at Triumphant Love Lutheran Church.

Welcome: Jason Meeker

Introductions: 2015 Board & Officers

Minutes of 2015 Annual Meeting

Guest Speakers:

State Representative Celia Israel (District 50)

Austin City Council Member Sheri Gallo (District 10)

Officer Joe Hebbe, Austin Police Department

Larry Harper, GM of Great Hills Country Club

Mike Prewitt & Mike Wilson, Garrett-Ihnen Civil Engineers

Treasurer Report: Terry Snipes

Resale/Transfers/Refinances: Terry Snipes

ACC Update: Robert Snipes

Speeding Mitigation Presentation by Preston Broadfoot

Election of 2016 Board & Officers

LAST MEETING ACTIONS

VOTED TO RAISE FEES

Income was down in 2015 due to low refinancing activity and lower sales numbers

Expenses, especially insurance, costs are higher

The existing assessment for a home purchase is \$150. Comparable HOA's charge \$250.

After discussion of the charge, Jason said that he saw consensus in the room to increase our HOA's charge for home purchase to \$250 and review our finances again next year. He said the board would meet on that.

(We did it.)

VOTED TO RAISE FUNDS

A motion was made to direct the HOA board to with with Painted Valley residents to raise the \$7500 by March 1, 2016. Motion was raised by Donald Anderson. Motion was seconded. Motion passed by a voice vote.

(We did not do that.)

GUEST SPEAKERS

Officer Joe Hebbe, Austin Police Department

Larry Harper, GM of Great Hills Country Club

Victoria Haase, Thrower Design

Dave Anderson from Drenner Group & Sara Valenzuela,
Junior League President

GUEST SPEAKERS

Officer Joe Hebbe

Austin Police Department

512-974-4289

joe.hebbe@austintexas.gov

GUEST SPEAKERS

Larry Harper

General Manager

Great Hills Country Club

GUEST SPEAKERS

Victoria Haase,
Thrower Design &
Michael Wilson,
Garrett-Ihnen

GUEST SPEAKERS

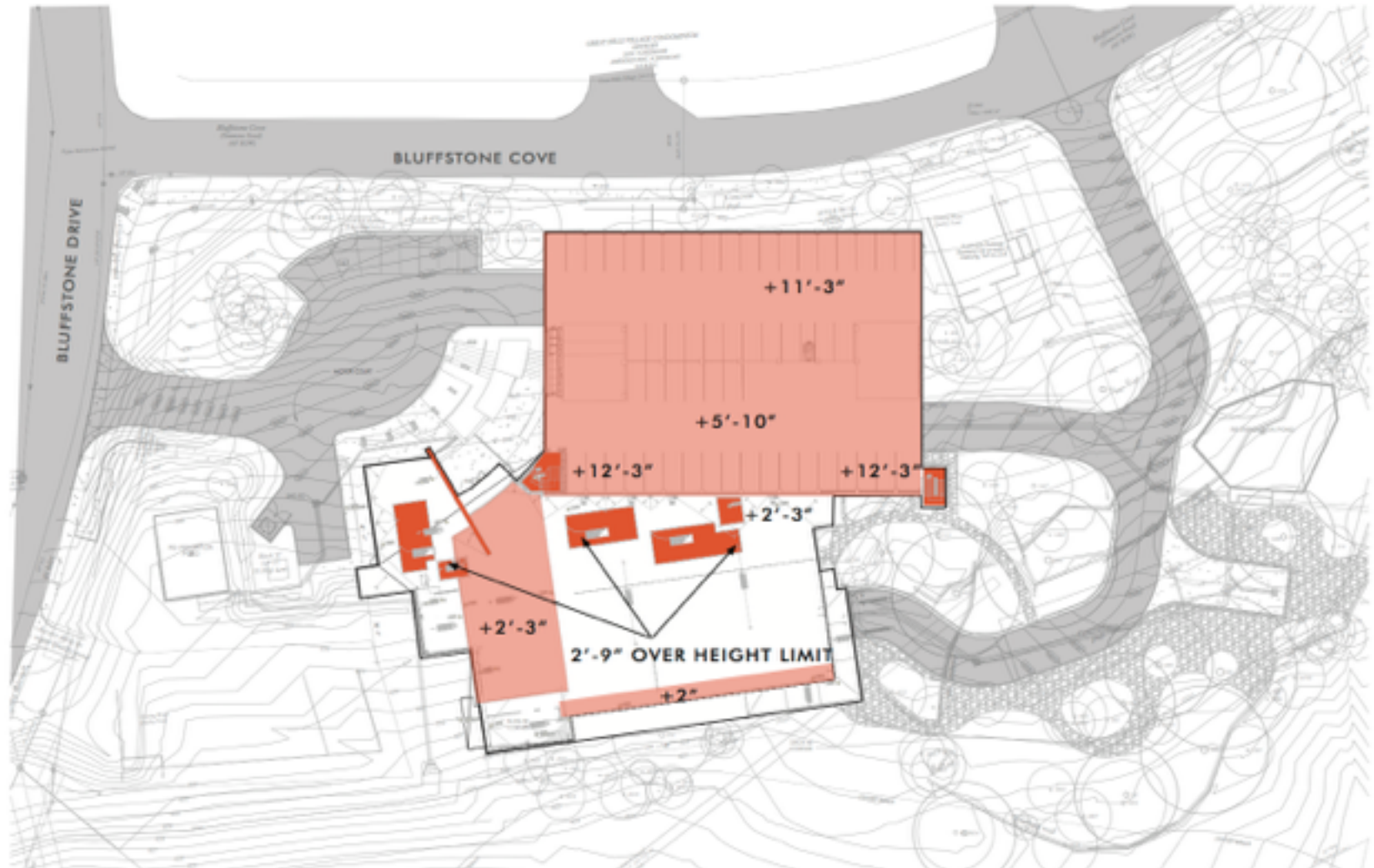
Dave Anderson from

Drenner Group &

Sara Valenzuela,

Junior League President

GUEST SPEAKERS



GHHA Budget vs. Actual

	2013 Actual	2014 Actual	2015 Actual	2016 Budget	2016 Actual	Variance B/(W)
Ordinary Income/Expense						
Income						
Transfer Fees	3,350	1,950	1,950	2,550	3,700	1,150
Total Income	3,350	1,950	1,950	2,550	3,700	1,150
Expense						
Fees	-	10	1,846	75		(75)
Bank Charges			105			
Liability Insurance	2,068	2,266	2,422	2,425	2,416	(9)
Internet Hosting	173	32	241	200	113	(87)
Postage and Delivery	163	132	112	125	165	40
Newsletter/Printing	-	130	-	50	107	57
Legal Fees	-	-	-		-	-
Taxes	55	-	-		-	-
Telephone	120	120	120	120	120	(0)
Community Programs	394	153	161	150		(150)
Total Expense	2,973	2,843	5,007	3,145	2,921	(224)
Net Ordinary Income	377	(893)	(3,057)	(595)	779	1,374
Other Income/Expense						
Other Income						
Interest Income	439	486	356	400	414	14
Advertising	-	25				-
Gifts	35	-	-		-	-
Total Other Income	474	511	356	400	414	14
Net Income	851	(382)	(2,701)	(195)	1,194	1,389

GHHA Assets Summary

As of December 2016

	Dec 31, 2013	Dec 31, 2014	Dec 31, 2015	Dec 31, 2016	\$ Yr Change B / (W)
ASSETS					
Current Assets					
Checking/Savings					
BBVA Compass - Checking	6,480	5,505	2,543		(2,543)
Velocity CU Checking				11,497	11,497
Randolph Brooks Checking				9,466	9,466
				20,963	20,963
Velocity Credit Union	10,576	10,980	11,204		(11,204)
Randolph Brooks CU-2016	6,141	6,226	6,328		(6,328)
Randolph Brooks CU-2018	6,198	6,328	6,464	6,578	114
Certificates of Deposit	22,914	23,534	23,996	6,578	(17,418)
Total Current Assets	29,394	29,039	26,539	27,541	1,002

2016 Resale/Transfers

12 Homes Sold - No Refinances

SOLD	5802	Rain Creek Pkwy	L Douglas & Irma Cook
SOLD	5676	Rain Creek Pkwy	Laager Holdings, LLC (<i>Andrew Tischer</i>)
SOLD	10401	Sausalito Dr	Jason Bresler
SOLD	10202	Grand Teton Ct	David Barfoot and Mary Brenda-Barfoot
SOLD	5702	Rising Hills Dr	Keith Barnes and Joan McGuire
SOLD	6500	Lost Horizon Dr	Richard Jung and Miri Choi
SOLD	6206	Lost Horizon Dr	James Floyd and Kathy Floyd
SOLD	6303	Mercedes Bend	Albert Stowell and Kay Stowell
SOLD	6306	Lost Horizon Dr	Joshua and Jennifer Fox
SOLD	5672	Rain Creek Pkwy	Brent Fossum and Margaret Bonacorsi
SOLD	5671	Rain Creek Pkwy	Sally Joan Belton
SOLD	5803	Rising Hills Dr	Chadwick Denman
SOLD	6205	Amberly Pl	Lee and Michelle Duncan
SOLD	10209	Sausalito Dr	Macy and John Douglas
SOLD	5652	Rain Creek Pkwy	Paul A Suhler and Linda Maher
SOLD	5708	Painted Valley Dr	Sam K and Brittany M Kelly
Refinance	10204	Grand Teton Court	Mark A. & Sarah K. Allison-Kolb

2016 ACC Activities

**25 ISSUES
ADDRESSED**

2016 ACC Activities

LANDSCAPE REQUEST – 6

6205 Amberly Place

10501 Brannon Cove

6501 Rain Creek Parkway

10306 Sausalito Drive

5805 Rising Hills

5810 Painted Valley Drive

2016 ACC Activities

INAPPROPRIATE VEHICAL PARKING – 5

6403 Lost Horizon Drive

5901 Rain Creek Parkway

Mercedes Bend & Rain Creek Parkway

5714 Rain Creek Parkway

5700 Costas Cove

2016 ACC Activities

REQUESTS FROM OUTSIDE OUR HOA – 5

5800 Misty Hill Cove

Rain Creek Parkway & Lost Horizon

7526 Fire Oak Drive

Pinnacle Condominiums

Spicewood Springs Hotel

Austin Oaks PUD

2016 ACC Activities

PROPERTY MAINTENANCE ISSUES – 5

5800 Rain Creek Parkway

10306 Sausalito Drive

10509 Floral Park Drive

6204 Amberly Place

5705 Rain Creek Parkway

2016 ACC Activities

SOLAR PANEL & SATELLITE DISH INSTALLATIONS – 2

5703 Painted Valley

6305 Lost Horizon Drive

2016 ACC Activities

HOME ADDITIONS, DECKS, SHEDS – 2

10403 Sausalito Drive

5809 Rain Creek Parkway

2016 ACC Activities

When does the ACC act?

Notification of requested change by homeowner via HOA email or telephone

Advisory/complaint through email or telephone

Observation by an ACC member

DISCUSSION ABOUT UPDATING HOA RULES AND GUIDELINES

DISCUSSION ABOUT UPDATING HOA RULES AND GUIDELINES

We undertook the work of updating our Declaration of Restrictive Covenants and Bylaws.

DISCUSSION ABOUT UPDATING HOA RULES AND GUIDELINES

1. We are a legal entity and we need to periodically update and improve our legal documentation.

DISCUSSION ABOUT UPDATING HOA RULES AND GUIDELINES

2. Laws have changed as they do with every successive Texas Legislative session. There were items that needed to be updated.

DISCUSSION ABOUT UPDATING HOA RULES AND GUIDELINES

3. We applied the proper name for our HOA. It's better for the future.

And we renamed the ACC. It is now the Architectural Review Committee.

DISCUSSION ABOUT UPDATING HOA RULES AND GUIDELINES

4. We streamlined it and made our work clearer.

DISCUSSION ABOUT UPDATING HOA RULES AND GUIDELINES

5. Our Declaration of Restrictive Covenants and Bylaw had many, many typographical errors, which needed to be corrected.

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DISCUSSION ABOUT UPDATING HOA RULES AND GUIDELINES

MOTION TO APPROVE?

1. Direct the 2017 officers and the current board members and our HOA's attorney to review and resolve any remaining issues with updating our Declaration of Restrictive Covenants and Bylaws.
2. Require posting on our website and notification to homeowners via email and postcard when the updated Declaration of Restrictive Covenants and Bylaws is ready for approval.
3. Provide at least a 60-day period for comments from homeowners.
4. Require posting on our website and notification to homeowners via email and postcard when the second updated Declaration of Restrictive Covenants and Bylaws is ready for approval.
5. Provide a second 30-day period for comments from homeowners, and then post finalized document.
6. After the second 30-day period, unless there are outstanding issues, seek vote from the Board to approve the updated Declaration of Restrictive Covenants and Bylaws, or call a Special Meeting, if necessary.

ELECTION OF 2017 OFFICERS

Proposed Slate and Nominations?

PROPOSED 2017 OFFICERS

Board of Directors:

Jason Meeker - 2016 - 2018

Michael Wright - 2016 - 2018

Preston Broadfoot - 2016 - 2018

Officers:

President - Jason Meeker

Vice President - Michael Wright

Treasurer - Laurie Davis

Assistant Treasurer - Marsha Chapman

Secretary - Armin Gutzmer

ACC:

David Coonrod - Chairman

Gail Deitrick

Bob Dolibois

Welcome Committee:

Laura Steanson

Larry Najvar

Open Forum

- What's on your mind?

General Information: info@ghassociation.org

Architectural Control Committee: acc@ghassociation.org

Board President: president@ghassociation.org

Facebook: www.facebook.com/GreatHillsHOA

Nextdoor: <https://greathills-central.nextdoor.com>

Website: www.ghassociation.org

Phone: 512-351-7596

Great Hills Homeowners Association

Thank You!