

Great Hills Homeowners Association Annual Meeting, January 17, 2023, Great Hills Country Club

Officers and Board Members Present: Nick Bohas, David Coonrod, Meghan Gerety, Thomas Cameron, Nick Cervenko, Jason Meeker, Wren Foster, Armin Gutzmer. Minutes taken by Armin Gutzmer, acting secretary.

Start Time: 6:40 PM

1. Welcome and Introductions

- Jason Meeker welcomed attendees and on the screen projected the boundaries of the HOA to make sure attendees live within the HOA
- All attendees introduced themselves.

2. Past Minutes

- Jason Meeker projected and reviewed the minutes from the previous meeting in May
- A motion was made to approve the minutes (Meghan Gerety) and seconded (Thomas Cameron)
- Minutes were approved unanimously.

3. Financial Report

- Armin Gutzmer went through the financial report slides and answered questions about the sources of the HOA income (resales and refinance fees primarily) and about the HOA's liabilities (there are none)

4. Architectural Review Committee Report

- David Coonrod reported on ARC
 - Requests this year were similar to last year.
 - A few exceptions
 - There was a feral hog issue that crossed into homeowners property.
 - There was a landscape request that was unusual and initially rejected. After meeting with the architect, a solution was arrived at.
 - A question from one homeowner: They got a change approved six months ago to paint their house but only now are getting the painting done. David said that's fine if the color plan hasn't changed.
 - A homeowner asked if a homeowner wants to paint the garage door a very different color do they need permission.
 - David said that if the color is the same or in the realm of the neighborhood then no approval is needed.
 - A homeowner asks what if they don't ask permission. Jason Meeker responded that if it is really bad or offensive the HOA takes it up, but that rarely happens.
 - A homeowner asked Jason to confirm that you should get permission. Jason said not changing color does not need permission.
 - Jason said that the HOA can take certain steps when permission is not granted, but rarely does.

5. Old Business, including an update on items addressed at the May 3, 2022 Annual Meeting
 - Jason Meeker reviewed 5705 Rain Creek
 - Jason explained that after a long period of issues with 5705 Jason and the board met with the owner.
 - The property is much better.
 - When the board met with the owner in October, they discussed outstanding issues and the board will meet with him again, but the property is much improved.
 - The ARC will revisit any outstanding issues.

6. New Business - Update from the Board on Rules
 - Changes in rules: Jason Meeker talked about the issue of street parking and the challenges enforcing the HOA's prohibition of it.
 - It is hard to determine if a street-parked car is a visitor's or the homeowner's car.
 - It really isn't a safety issue.
 - City staff have said that only the city of Austin regulates street parking, putting into doubt the HOA's rules
 - In the previous board meeting the board voted to remove rule #3 regarding car street parking from the HOA rules.
 - Meghan Gerety added that the board looked at the city policies. The city will take care of abandoned cars and mechanically inoperable cars. If the HOA feels a street is unsafe for parking, there is a process to request that the city restrict parking.
 - Preston Broadfoot added that if the HOA doesn't have dominion over the streets, it doesn't have the right to enforce rule 3.
 - Jason pointed out that homeowners can make recommendations to the board
 - Debate ensued about street parking.
 - The Judge Livingston moved to add language to our rules that does not speak to enforceability of street parking but speaks to safety and the need to protect the values of our property; e.g. we strongly encourage homeowners to abide by the rules about street parking.
 - Tom Nast seconded it.
 - Jason recommended a rules committee form, represented by every street, to work on this.
 - By voice vote, the proposal passed unanimously.

7. Election of one new Board member

- Prior to electing one new board member Preston Broadfoot mentioned that the covenants permit more than 3 board members.
- Preston questioned why president is not on board.
- Wren Foster explained that they separate entities but not mutually exclusive.
- Judge Lora Livingston nominated Preston Broadfoot for the Board position. Wren Foster seconded.
- Preston was elected by unanimous voice vote.

8. Elections for officers

- o President: Candidates were Preston Broadfoot and Armin Gutzmer
 - Vote: Preston Broadfoot 14, Armin Gutzmer 11. Preston Broadfoot was elected president.
- o Vice President: Candidates were Armin Gutzmer and Fred Thum
 - Vote: Armin Gutzmer 17, Fred Thum 7. Armin Gutzmer was elected vice president.
- o Treasurer: Candidate was Ken Nordhauser
 - Vote: Ken Nordhauser was elected treasurer unanimously.
- o Assistant Treasurer: Candidate was Nick Bohas
 - Vote: Nick Bohas was elected assistant treasurer unanimously.
- o Secretary: Candidate was Angela Scotten
 - Vote: Angela Scotten was elected secretary unanimously.
- o Architecture Committee Chair: Candidate David Coonrod
 - Vote: David Coonrod was elected Architecture Committee chair unanimously.
- o Architecture Committee: Slate of candidates: Nick Cervenka, Nick Bohas. Fred Thum
 - Vote: the slate was elected unanimously.
- o Preston Broadfoot moved that the Board be expanded to 5 members and nominated Fred Thum and Armin Gutzmer to be elected to the Board. Fred Thum for a 1 year term. Armin Gutzmer for a 2 year term. Tom Nast seconded
 - Vote: The expansion of the board and the addition of Thum and Gutzmer passed unanimously.
- o Welcome Committee: Interest was raised in reinstating the welcome committee. Kathy Ragan asked to be on the welcome committee. Angela Scotten volunteered to chair the committee.

Meeting End Time: 8:32 PM