

## DSHOA Board Meeting Minutes

January 12, 2016  
Real Manage Conference Room  
9601 Amberglen, Suite 1250

Meeting called to order at 6:00PM, adjourned at 8:12PM by Karen McGrath, President. No Board meeting was scheduled for February.

In attendance; Karen McGrath (President), Cheryl Walker (VP), Randy Reavis (Treasurer), Dan Harrison (Secretary), Susan Donovan (Real Manage). Residents in attendance; Frank Maulit (Website Chairman), Al Martin (Zoning & Development), Ted Klinker, Bob Pohl, Chandler Davis, and Darren Johnson

### RESIDENT ISSUES:

Ted noted that there was no date in the letter to residents regarding the annual meeting. Karen stated that the date had not been set and the notice was to inform residents that there are two board positions open. The letter contained a form for anyone wishing to be considered and have their name on the ballot. Ted also mentioned the previous board minutes, current agenda, and retention pond ballot cover letter was not posted on the Davis Spring web site. *ACTION:* The board is working on transferring web site control back to the HOA. The board minutes and agenda will be sent to the Website Chairman for posting.

### COMMITTEE REPORTS:

Zoning & Development (Al Martin); The Pearson Road Project sign on the south east corner of Neenah & Calaveras will be relocated. Al will be contacting the city of Austin to determine who is responsible for repairing the HOA's irrigation system which will be damaged by the Neenah widening project. The sidewalk along Neenah will be 8 feet wide and we will lose many of the trees. Al has marked the trees in question. Construction on the Pearson Ranch road to RR620 is scheduled to begin in April. The curbing on Neenah should be completed within the next 30 days and the road opened shortly thereafter. Al has been seeing a white Jeep SUV and a pickup truck four wheeling the greenbelt just west of Olive Hill. He believes the owners live in the neighborhood and asks everyone to try and get their tag numbers. Concerning the coyote problem in the greenbelt, Al states that animal control will only trap coyotes after they become a problem. There is a city ordinance against killing them.

Kids Pool (Cheryl Walker); Change orders were necessary to comply with city ordinances. Cheryl also noted that the pool needs re-plastering. Karen stated that the furniture needs to be put away. *ACTION;* The board approved \$1670.00 for re-plastering and Real Manage will have the furniture stored.

### OLD BUSINESS:

Retention Pond Vote Update: Karen reported that 34 more votes are needed to approve deeding the Retention Pond to the city. *ACTION;* The board members will personally contact residents who have not voted.

Web Site Update; Frank Maulit, Website Chairman, is building a new site for Davis Spring. The board approved transferring the web site back to HOA control. Frank stated that residents will have to reapply for access to the new site. Dan suggested that people who are no longer residents should be purged from the system and suggested that Frank could use the new resident report to accomplish the purging.

Tennis Court Gate: A new lock has been ordered and Real Manage will send maintenance to replace the broken door spring.

Neenah Greenbelt Chain: Randy has repaired and remounted the chain.

Storage Fee Payments: Cheryl suggested that automatic payments be set up. *ACTION:* Susan will check with Real Manage to find out if setting up automatic payments is possible.

Fencecrete Repairs: Bob Pohl & Chandler Davis ask if there is a fund to maintain Fencecrete fences on homeowners property. They were informed that there is no fund and that fences on homeowners property are the responsibility of the homeowner.

### NEW BUSINESS:

Review Landscaper Bids: Two bids have been submitted. The board is waiting for a third.

Solar Panel Colors: No decision was reached. The board is requesting more input.

Home Owner Repairs: Dan stated that some homeowners are making changes to their property rather than just repair and maintenance and that any change requires ARC approval.

Street Lights: Dan suggested that Karen talk about the procedure for getting street lights repaired in her President's newsletter.

Neenah Widening Project: See Committee Reports, Zoning & Development above.

Annual Meeting: February 16<sup>th</sup> was set as a tentative date for the annual meeting. Dan was asked to contact Lord of Life Church to find out what dates are available.

EXECUTIVE SESSION:

No board business discussions.

Respectfully submitted,  
Dan Harrison, Secretary