

**THE PRESERVE HOMEOWNERS' ASSOCIATION
P.O. BOX 163772
AUSTIN, TX 78746**

January 26, 2000

Minutes from Meeting on January 23, 2000

The annual meeting of The Preserve Homeowners' Association was held on January 23, 2000 at the home of Jeri and Bjarte Moe. The meeting was called to order at 6:50 p.m. by Jeri Moe, President.

Fifteen households were in attendance, as follows: Bill and Charis Bennett, Al and Chris Bialkowski, Sue Chalmers, Fred and Mariel Falbo, Valerie Luessenhop, Gunar and Lauren Mezaraups, Jeri Moe, Pam and Ron Rogers, Sima Sconyers Tina Stockton, Bob and Melodie Summersett, Harvey Tack, Larry White, Vic and Vittoria Yones, Randy and Lynne Ziffer.

Five households were represented by proxy, as follows: Sperling, J. Rogers, Gaston, Ryan, Dunn.

A quorum was met.

Valerie Luessenhop, Secretary, read the minutes of the HOA meeting of February 7, 1999. No changes were noted.

Bob Summersett, Treasurer, presented copies of the financial statement for the HOA, a copy of which is attached. A discussion of the budget ensued. Bob noted that the bluff owners have nearly depleted their account.

Pam Rogers, Vice President, summarized maintenance provided by Green Three for common areas in The Preserve. A lengthy discussion ensued regarding upgrading the landscaping on those common areas, particularly at the Canyon Crossing entrance. The discussion included concerns regarding the landscaping along Westlake Drive. With respect to Westlake Drive, the issue is this. The Westlake Drive property (i.e., the property between the private drive and the street), except for the 17-foot wide strip along Westlake Drive for the length of the private drive, is deeded to the homeowners on the private drive.¹ Originally, this entire strip was landscaped with grass and oleander bushes by the HOA, and was watered and maintained by the HOA. Over the past several years, many of the oleanders have died and at present, the current landscaping neither looks attractive nor is an effective visual or noise barrier. Discussion revolved around what type of landscaping to put in and who would be responsible for the costs of doing so. There was general agreement that the HOA would provide some amount of landscaping for the entrance as well as for the strip

¹ During the meeting, we were told that the Westlake Drive property (i.e., the property between the private drive and the street), except for an easement, was deeded to the homeowners on the private drive. When the plats were checked, this was found to be incorrect. Ownership is as set forth above.

along Westlake Drive. Because of uncertainty about the costs or the nature of any eventual solution, Fred Falbo suggested that an ad hoc committee be formed to study options. Fred agreed to chair the committee with Charis Bennett, Lauren Mezaraups, and Tina Stockton as its members. A motion was made and seconded that the committee be formed with the members named. The motion passed. Financial responsibility for improvements to the Westlake Drive property still need to be resolved. However, a motion was made and seconded that \$6,000 be authorized for any such landscaping improvements (note that this amount is in addition to amounts required for maintenance). The ad hoc committee will need to request approval should additional amounts be required, over and above the \$6,000. The motion passed.

Jeri Moe reported (for Mike Dunn who was unable to attend) on activities of the Architectural Control Committee ("ACC") this past year. Except for a remodel that was submitted and approved, there was little action taken by the ACC. Secretary's note: Remember that under Section 4.09 of the Declaration governing The Preserve, improvements, alterations, repairs (excluding routine repairs) and the like "which in any way alter the exterior appearance of a Structure" require the prior written approval of the ACC. In addition to seeking Acc approval, however, it is also helpful to communicate with your neighbors before making any such changes.

Harvey Tack mentioned that his family had been unable to access the lake from their lot on New Year's Eve because attendees at a party at a residence on the lakefront blocked access. He said that he wished to place a chain suspended between two posts with a "no trespassing" sign at the bluff drive to discourage trespassing. There was general consensus that this was a good idea.

The next issue discussed was the HOA dues for 2000. A motion was made to increase the dues to \$400, payable in one installment. A vote by household was taken, and the motion passed by a majority. A bill for 2000 dues of \$400 has been issued.

Motions were made, seconded, and passed to elect the following individuals as Officers for 2000:

President:	Bill Bennett
Vice President:	Larry White
Secretary:	Melodie Summersett
Treasurer:	Pam Rogers

ACC Chair:	Valerie Luessenhop
ACC Committee Members:	Mariel Falbo, Lauren Mezaraups, Jim Rogers, Richard Sperling,

General discussion took place regarding unleashed dogs. Our Declaration includes a requirement that dogs be leashed.

A request was made that e-mail addresses be added to the HOA Membership List. Please provide yours to Valerie Luessenhop who will add it and provide an updated list.

The meeting was adjourned at 8:45 p.m.