

**Minutes of the 2016 Annual Meeting
of the Preserve Homeowners Association**
(a Texas nonprofit corporation)

February 12, 2017

TIME AND PLACE OF MEETING

A meeting of the Preserve Homeowners Association (the “PHOA”), a Texas nonprofit corporation (the “Preserve”), was held on the date set forth above at 4:00 P.M. (Central Time), at the home of Tina and John Stockton, 4233 Hidden Canyon Cove, Austin, TX 78746, pursuant to notice duly given to all members of the PHOA.

QUORUM AND ATTENDEES

A majority of the homeowners of the PHOA were present in person or by proxy constituting a quorum.

CALL TO ORDER AND SECRETARY

John Stockton, as President of the PHOA, called the meeting to order at approximately 4:30 PM and reviewed the agenda for the meeting. He then requested that Valerie Luessenhop record the minutes of the meeting.

INTRODUCTION OF ALL OF THE NEIGHBORS

All attendees introduced themselves.

REVIEW OF ACTIVITIES DURING THE PREVIOUS YEAR

John provided an overview of 2016.

John started by introducing the officers of the PHOA. The following PHOA officers will continue their positions as officers of the PHOA for 2017:

John Stockton – President

Larry White – VP – Operations

Valerie Luessenhop – VP – Administration

John discussed the two holiday events (the Halloween gathering at Val Luessenhop’s in October as well as the holiday party hosted by the Howry’s in December) that the PHOA enjoyed during 2016. A discussion ensued as to whether attendance might be higher if we set the date now as opposed to later in the year. Agreement was reached to hold the party on Saturday, December 2, 2017 and Sherry Tack offered to host.

John thanked the Howry's for sponsoring the light post. Another pole was repurposed from in front of the Yones' house to the island at the end of the cul-de-sac (on Hidden Canyon Cove).

In addition, a new six zone sprinkler controller was installed when the original controller failed.

REVIEW OF LANDSCAPING

Larry White reviewed landscaping issues. (See the PowerPoint attached as Appendix A.) Projects included replacing the grass and the sprinkler controller, annual installation and removal of holiday lights, and general tree work.

John mentioned that the Peter/Davies renovation which was approved approximately four years has now been started. The Architectural Control Committee will remain the same through 2017. Those members are:

Henry Green

Dalya Sachs

Suman Sharma

Tina Stockton

The neighbors expressed appreciation to Larry White as well as John and Tina Stockton for all of their work on neighborhood improvements during 2016.

REVIEW OF BUDGET

Valerie Luessenhop, VP – Administration, provided a brief overview of the monthly expenses of the PHOA.

John then went into detail reviewing the 2016 financials (see the 2016 financials portion of the PowerPoint attached as Appendix A) as well as the dues and budget for 2017.

There was a discussion regarding what improvements should be made in 2017. Suggestions included (i) installation of another lighting pole in the island in front of Val's house (Howry's will sponsor the light and John Stockton will do the electrical so the net cost is estimated at \$500), (ii) installation of an additional sprinkler system controller box on the east entrance wall to irrigate the Westlake Drive area between the PHOA entrance and Rockcliff, and (iii) installing a sidewalk along Westlake Drive See the "Optional Improvement Projects" portion of the PowerPoint attached as Appendix A.

There was a discussion about how much of a reserve should be maintained. The consensus was that a reserve of 25% should be maintained.

There was also a discussion about whether dues should be increased for 2017 to \$650.00 per home.

Finally, John reviewed the minutes of the PHOA's January 29, 2016 meeting in the form posted to the PHOA website at <http://preservehomeowners.com/> ("Prior Minutes").

After review and upon motion duly made, seconded and unanimously carried, the PHOA adopted the following resolutions:

RESOLVED: That the Prior Minutes be and hereby are approved.

RESOLVED: That the 2017 budget be adopted and that the dues for 2017 be increased to \$650.00.

RESOLVED: That a new light pole be installed in the island in front of Val's house.

RESOLVED: That an amount be accumulated for an improvement along Westlake Drive (for example, for a sidewalk and/or irrigation).

RESOLVED (by owners on the private drive): That continuing in 2017, each homeowner with a home on the Private Drive will be assessed an additional \$100.00 per home per year. These fees will continue to be accumulated in a subaccount within the PHOA account for use in resurfacing the Private Drive in the future.

ADJOURNMENT

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting was duly adjourned at 6:0 PM.

By Order of the Board of Directors

[Original signed by]

Valerie Luessenhop, VP – Administration

Appendix A