

McKinney Park East Homeowners Association, Inc.

Date: Tuesday, April 5, 2016

Place: McKinney Park Pool

6600 Baythorne Drive

Board Meeting Minutes

1. Call to Order - The meeting was called to order at 6:38pm.
 - a. Board members in attendance: Lupe Martinez and James Janus.
 - b. Residents in attendance: Michele Thompson, Matthew Willis, Ector Hernandez, Mike Clark, Brenda Hester and Norma Kimbrel.
 - c. Also in attendance: Jim Smitherman and Jamie Richardson, Goodwin Management.
2. Approval of February Board Meeting Minutes
James Janus motioned to approve the February 2, 2016 board meeting minutes as presented. Lupe Martinez seconded the motion. The motion carried 2-0.
3. Ratification of Board Votes since the last Board Meeting
The board approved the bids for re-plastering both pools for a total expense of \$40,160.
4. Homeowner Comments
 - a. A member inquired about the status of her architectural modification application. Jim will follow up and send her a confirmation email.
 - b. A member asked which board members stepped down and if new board members were elected at the annual meeting. Michael Bullock and Teresa Garza are the two members no longer on the board; Jim explained that quorum was not established at the annual meeting and therefore an election could not be held.
5. Board Organization
Jim explained the process of appointing new members to fill the vacant positions on the board until an official election can be conducted at the next annual meeting. There were two members interested in serving on the board: Michele Thompson and Mike Clark. *James Janus motioned to appoint Michele Thompson and Mike Clark to serve on the board until an official election can be held at the next annual meeting. Lupe Martinez seconded the motion. The motion carried 2-0.*
6. Events Committee Report – Michele Thompson
 - a. The movie in the park event is scheduled for this upcoming Saturday, April 9th
 - b. Dusk to dawn light sensors will be handed out to members that attend the event
 - c. Yard of the month will begin this month. Submit your nominations online and then a poll will be taken on the Next Door site to determine the winner of the \$50 gift card.
7. Manager's Report – Jim Smitherman
 - a. Balance sheet total assets as of March 31, 2016: \$761,893.50
 - b. Delinquencies as of March 31, 2016: \$116,871.94
 - c. Overbudget because the 2016 budget did not include the following:

- City drainage fee of \$400/month
- Increased electrical expense due to the new lights that were installed

8. Old Business

a. Pool / Park

- The pool will open for the weekends beginning April 30th
- The pool will be open full time beginning in June
- Plaster repairs are almost complete
- Deck repairs and paint will be completed before opening
- Shade structure proposals will be tabled until fall
- Springfield has paid
- Additional lifeguards will be available if needed
- Hours: Early morning swim: 5am-9am
Regular swim: 9am-9pm
Pool closed on Mondays
- Jim received a bid to power wash the umbrellas and the pavilion area and recommended waiting until the pool furniture is put out so it can also be cleaned before the pool opens. He will ask the vendor to use caution when cleaning the less sturdy umbrellas.
- The swing set has new chains, swivels, and rubber seats.
- Jim asked the board to begin considering specific capital improvement projects they would like to focus on this year.
- Jim will be meeting the AT&T vendor on Wednesday, April 6th to address the wi-fi issue.

b. Marquee signs

- Jim is meeting the vendor for the marquee signs on Wednesday, April 6th to make it easier to open.

c. Security

- The board approved the security proposal at a prior meeting and the patrols began this month. The patrols will be done two times each night between the hours of 11pm and 6am.

9. Other Business

- James Janus provided an update on google fiber and said to contact him if their lawn issues haven't been resolved.
- The speeding issue was discussed; Jim will invite the police liaison to the next board meeting.
- The next board meeting is scheduled for June 7th at the pool at 6:30pm

10. Executive Session

- The board entered executive session at 7:42pm.
- The board exited executive session at 7:52pm.

Michele Thompson motioned for Lupe Martinez to serve as President and Michele Thompson to serve as Secretary. James Janus seconded the motion. The motion carried unanimously.

Lupe Martinez motioned to adjourn the meeting. James Janus seconded the motion. There being no further business, the meeting adjourned at 8:08pm.

Action Items

Assigned to:		Description:
Jim	1	9316 Edmondsbury Drive – follow up about ARC app for patio and send her confirmation of receipt
	2	Post the annual meeting packet and power point presentation online
	3	Send the list of capital improvement projects to board for review; list to include covered pavilion, installing additional adult benches in the shade, additional swing sets, adult workout areas in pavilion, and shade structures
	4	Send the volunteer sheets from the annual meeting to the board
	5	Email reserve study link to the new board members
	6	Invite police liaison to the next board meeting on June 7 th
	7	Send commercial vehicle policy letter to the board for approval
	8	Include on next meeting agenda the board's intent to increase the fine for repeat offenders to \$500
	9	Send board portal logins to Mike and Michele
Mark	10	Update the website with meeting minutes, new board members and positions
All Board	11	Consider capital improvement projects for the upcoming year