

McKinney Park East Homeowners Association, Inc.

Date: Tuesday, August 9, 2016

Place: McKinney Park Pool

6600 Baythorne Drive

Board Meeting Minutes

1. Call to Order - The meeting was called to order at 6:37pm.
 - a. Board members in attendance: Lupe Martinez, James Janus, Mark Heaps and Mike Clark.
 - b. Residents in attendance: Mindy Garza, Kelee Bacarro, Marilyn Bailiff and Teresa Garza.
 - c. Also in attendance: Isiah Mejia, Austin Pool Pros
Jim Smitherman and Jamie Richardson, Goodwin Management
2. Approval of June Board Meeting Minutes
Lupe Martinez motioned to approve the June 7, 2016 board meeting minutes as presented. Mike Clark seconded the motion. The motion carried 4-0.
3. Ratification of Board Votes since the last Board Meeting
The board has not voted since the last board meeting.
4. Homeowner Comments
 - a. A member reported the use of smart meters in the neighborhood and wanted to make sure everyone was informed about them.
 - b. A member asked how to get a pool key; Jim explained how to login to the Goodwin website.
5. Manager's Report – Jim Smitherman
 - a. Balance sheet total assets as of July 31, 2016: \$709,961.69
 - b. Delinquencies as of July 31, 2016: \$103,236.92
6. Old Business
 - a. Pool / Park / Grounds / Landscaping
 - One of the head lifeguards from Austin Pool Pros, Isiah Mejia, addressed the board regarding a few issues that have come up at the pool. He asked for guidance on how the board would like specific situations handled. He was told to contact Mike and/or as well as Jim to provide the information from the person's card. They will then reach out and address the issue so the lifeguard doesn't have to get involved in enforcement any more than required.
 - Pool rules signs – Two options were included in each member's packet. *Mark Heaps motioned to approve the shorter option on page 10 of the packet. Lupe Martinez seconded the motion. The motion carried 4-0.*
 - Porter visits have been increased to five times a week due to the increased number of people using the area. Jim will have the porter provide bids on bathroom upgrades/enhancements such as replacing the stalls, etc.

- Pool is open through Labor Day.
 - The board discussed the Adult Only Swim night. The first one will be on Thursday, from 7:30pm-close for anyone 18 and older. Signs will be posted and an email blast will go out to the neighborhood.
 - No open carry and no concealed carry signs – The board discussed purchasing and posting signs regarding no open carry and no concealed carry signs. *Mark Heaps motioned to purchase two of the no open carry signs and two of the no concealed carry signs. James Janus seconded the motion. The motion carried 4-0.*
 - Picnic tables – still waiting on delivery of the four picnic tables (the company is running behind on delivery); the chairs have been delivered and are ready to be put out.
 - Drinking fountain – Several bids were provided in the packet for the board to review. *Mark Heaps motioned to approve the Global Industrial proposal for the concrete freeze resistant outdoor drinking fountain ADA tan river rock for \$1679 + shipping and \$1530 for installation. James Janus seconded the motion. The motion carried 4-0.*
 - Ideas for Capital Improvement projects – Three options: Adult fitness equipment, tranquil garden, and another swing set.
 - Jim will get bids for two swing sets like the current ones with open seats and toddler seats.
 - Jim will also get bids for approximately ten benches with backs on them to place throughout the park.
 - Jim will get two new replacement basketball backboards with nets.
 - The outlet on the side has been repaired by electrician.
- b. Marquee signs
- Jim will get the marquee signs flipped so they are correctly installed.
- c. Security
- A report is provided after every security patrol shift. Jim will send them to the board electronically as he receives them.
 - Mark reported that someone has been adjusting the camera to face straight up and he has had to come fix it five times now.

7. New Business

- a. Donation – The board discussed making a donation to the APD. *Lupe Martinez motioned to donate \$1000 to the Austin Police Department. Mark Heaps seconded the motion. The motion carried 4-0.*
- b. National Night Out – Michele has submitted the request to the city to participate in the event. This year the event will be held for MCK only instead of the four neighborhoods.
- c. Sunderland lot – Jim will invite the resident that lives next to the lot and ask him to attend the next board meeting so he has a chance to provide input on what is done with that lot.
- d. Thaxton property – Teresa asked Jim to schedule it to be mowed within the next week if it isn't already scheduled to be done.

8. Executive Session

The board entered executive session at 8:04pm and the session concluded at 8:15pm.

There being no further business, Mark Heaps motioned to adjourn the meeting. Mike Clark seconded the motion. The meeting adjourned at 8:15pm.