

McKinney Park East Homeowners Association, Inc.

Date: Tuesday, December 1, 2015

Place: McKinney Park Pool

6600 Baythorne Drive

Board Meeting Minutes

1. Call to Order - The meeting was called to order at 6:43pm.
 - a. Board members in attendance: Michael Bullock, Lupe Martinez, James Janus, and Teresa Garza.
 - b. Homeowner in attendance: Michele Thompson
 - c. Also in attendance: Jim Smitherman and Jamie Richardson, Goodwin Management.
2. Approval of October Board Meeting Minutes
James Janus motioned to approve the October 13, 2015 board meeting minutes as presented. Michael Bullock seconded the motion. The motion passed unanimously.
3. Ratification of Board Votes since the last Board Meeting
There were no votes to ratify.
4. Homeowner Comments
There were no homeowner comments.
5. Events Committee Report – Teresa Garza and Michele Thompson
 - a. Christmas light contest - Winners will receive visa gift cards
 - 1st place - \$100
 - 2nd place - \$50
 - 3rd place - \$25
 - b. Bunco league – beginning in January
 - c. First Saturdays events – beginning in April
 - Events to include Movie in the Park and Block Parties
 - d. Committee has been authorized to use the \$10,000 budgeted for social events in 2016
6. Manager's Report – Jim Smitherman
 - a. Balance sheet total assets as of October 31, 2015: \$561,239.90
 - b. Delinquencies as of October 31, 2015: \$151,813.26
 - c. Net fund change for the year is \$17,000 ahead of what was budgeted for the year
7. Old Business
 - a. Deck resurfacing – The board reviewed the bid. *James Janus motioned to approve the Austin Pool Pros resurfacing bid for \$17,242.88. Michael Bullock seconded the motion. The motion passed unanimously.*
 - b. Paradise Pools plaster warranty – The plaster work is covered under warranty but the company has not been responsive. Jim will have the lawyer send a letter to the company and a copy of the letter will also be sent to the board.

- c. Old pool furniture – Michele Thompson will post an announcement on the NextDoor website about the free pool furniture.
- d. Trees – A trees bid was included in the packet for review. The board asked Jim to send them a bid for eight 60 gallon trees.
- e. Marquee signs – Jim will follow up with the vendor because the completed work does not resemble the drawings they provided. The vendor will be asked to provide solutions and Jim will send them to the board.
- f. Lighting – The board reviewed the lighting bid. *Michael Bullock motioned to approve the MRP lighting bid for \$4,273.00. James Janus seconded the motion. The motion passed unanimously.*
- g. Security – Jim presented the security options from Whelan Security. The board requested a bid for the following:
 - In winter months, two visits/day, 7 days a week
 - In summer months, three visits/day, 7 days a week
 - Swipe key on arrival, check gates, walk the trail
- h. 2016 Budget – Jim presented the amended budget. The board will wait until they decide on the security options before approving the budget.
- i. Commercial vehicle resolution – Jim will have the lawyer review the resolution and make a recommendation about whether or not verbiage needs to be added to allow the board to make an exception.

8. New Business

- a. Annual meeting – There are two board position up for election.

9. Executive Session

- a. The board entered executive session at 8:05pm.
- b. The board exited executive session at 8:20pm.

Lupe Martinez motioned to adjourn the meeting. Michael Bullock seconded the motion. There being no further business, the meeting adjourned at 8:20pm.

Action Items are attached.

Action Items

Assigned to:	Description:
Jim	<ol style="list-style-type: none"> 1) Visa gift cards - \$100, \$50, and \$25 - give to Teresa 2) Deck resurfacing - bid has been approved 3) Plaster warranty – have lawyer send them a letter and send a copy to the board 4) Trees – get a bid for eight 60 gallon trees 5) Marquee – solutions from vendor 6) Pool/park sign lighting – low voltage option and solar option 7) MRP lighting bid has been approved 8) Bid from Whelan security <ul style="list-style-type: none"> ▪ Winter 2 visits/day, 7 days/wk ▪ Summer 3 visits/day, 7 days/wk ▪ Swipe upon arrival, check gates, walk trail 9) Keys to pool equipment room – have another set made and give them to Michele Thompson 10) Commercial vehicle resolution – have the lawyer review 11) Delinquencies – Send Samantha the terms from the board: <ul style="list-style-type: none"> ▪ Option A: If owner pays by the end of the year, the board will waive the late fees, certified mail fees, and violations. ▪ Option B: If owner pays within 6 months, the board will waive the violations and late fees.
Michael/Mark	<ol style="list-style-type: none"> 1) Panadero lot – send Jim a list of questions to ask the engineer prior to meeting him on-site