

Waterhill Homes on Commerce Street Homeowners Association

Waterhill HOA Board Member Meeting

Date: Wednesday, October 14, 2020

Location: Zoom <https://zoom.us/j/91644652413?pwd=MEpSU3ViVytxWkxJa05mbmNoNTEwUT09>

Directors in Attendance:

Hiram Gibbard

Toni Adams

Tammi Lott

David Sierra

Vedrana Behaderovic

Waterhill HOA Board Member Meeting Agenda:

I. Call to Order & Established Quorum

- a. Location: WebEx - <https://zoom.us/j/91644652413?pwd=MEpSU3ViVytxWkxJa05mbmNoNTEwUT09>

II. Announcements: None

III. Business:

- a. Called to Order & Established Quorum
 - i. Meeting called to order at 7:05 pm
 - ii. Established Quorum
- b. Review Minutes from 9.9.2020
 - i. Approved
- c. Updates on Drainage Bill
 - i. Hiram contacted Water Authority – was advised that they would put in a request to send him the verification form
 - ii. Once he received it will submit verification form and we may be able to use that as a template for other residents
- d. Updates on Urban Lofts
 - i. Leaking Issues with Urban Lofts Homes
 - ii. Table this discussion
 - iii. Add as an agenda item for 11.11.2020
- e. Updates on Gates
 - i. Board approves to pay the invoice
 - ii. Will set up a call with them to confirm scope and timeline for work
 1. Hiram will take lead on this
- f. Re-evaluate Texas Star (recycling) Contract
 - i. Hiram will provide the board with a copy of the contract
 - ii. Table this discussion
 - iii. Add as an agenda item for 11.11.2020
- g. Address Airbnb policy
 - i. Deed restriction 7.15.1 indicated that Airbnbs are considered a “transient lease” or “short term lease” or lease anything but the entire house.
 - ii. This will be handed over to GW&Co. to handle as part of their deed restriction violation notification process
- h. Address incessant Dog Waste
 - i. Send out an email to residents advising that if evidence is provided that they are not picking up after their dog that “they may be subjected to being fined”.
 - ii. Send out a reminder email to the community

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- iii. Fine repeat offenders
- iv. Mention that your dog needs to be on-leash
- v. Vedrana will draft email and send to board for review
- i. Backyard Live-Oak Trees on Commerce I & II
 - i. This will be a resident issue and not handled by the HOA
- j. HOA buy-in for new homeowners
 - i. Should we charge owners of newbuild homes an extra “buy-in” fee to add to the reserves?
 - ii. No Action from board at this time
- k. Review deed restriction violations
 - i. Send GW&Co. the copy of our violation review

IV. Action Items:

- a. Hiram:
 - i. Email board copy of Texas Star Recycling Contract
 - ii. Will reach out to Gates in Motion to review scope & timeline
- b. Vedrana:
 - i. Write draft email about dog waste & send to the board
 - ii. Send out dog waste email to the community

V. Adjournment:

- a. Meeting was adjourned at 8:33 pm