

Spicewood at Bull Creek Homeowners Association Annual Meeting

Jan 28th, 2015

The annual meeting was held at the Balcones Country Club on Jan 28th, 2015. A quorum was reached with a combination of attendees and proxies. Homeowners in attendance were: Brian Schlosser, Dan Sieczkowski, Mike Roche, Allan Nichols, John & Barbara Eaton, Nick Sisak, Randy Patterson, Dan & Karen Kolar, and Dan Savoie.

- A. Welcome & Call to Order: Brian Schlosser called the meeting to order at 7PM.

- B. President's Report
 - a. There were 8 home sales in 2014 and there are 3 pending sales already in 2015.
 - b. A lawyer was retained for advice on questions related to our covenants and bylaws relative to one another and the Texas property code.
 - c. A form to reinstate our HOA was filed in response to the notice of involuntary dissolution.
 - d. There were several changes made to enhance communication and participation in the HOA - absentee ballots for voting, a Google Group for email communication and an updated HOA website.
 - e. In 2014 there was no fall social due to having no Social Committee Chair.

- C. Committee Reports - Finance
 - a. Dan Sieczkowski led a review of the annual finance report. The HOA had a small surplus from last year, in part due to there being no fall social. There was discussion about legal costs, specifically what had already been paid for relative to the set of outstanding legal questions.

- D. Committee Reports – Architectural Control Committee (ACC)
 - a. The ACC Chair position remains vacant and it is a priority to fill that position.
 - b. There was discussion about whether there is indemnity of the ACC in the Covenants.
 - c. There was discussion about ensuring the ACC Chair position can be filled in the simplest way possible (regardless of time of year, with a board appointment).
 - d. There was a discussion about what the HOA can do to enforce violations of the Architectural restrictions. This is one of the open questions for the lawyer.

- E. Voting
 - a. By-law Changes
The proposed by-law change to allow up to 11 board members passed by a wide margin.
 - b. Board of Director Election
10 homeowners were elected to the 2015 Board of Directors. Harry Cropper, John Eaton, Martita Lopez, Mike Roche, Dan Savoie, Regina Shauer, Brian Schlosser, Dan Sieczkowski, Nick Sisak and Steve Felgate.
 - c. Covenant/Restriction Changes

The meeting attendees, proxies and absentee votes did not constitute the 67% of homeowners that would be required to vote for the proposed changes and allow the Board to appoint an ACC Chair.

d. ACC Chair Election

No one was nominated for the ACC Chair position prior to the meeting. There was a write in vote for one homeowner, but that homeowner did not wish to serve.

F. Meeting Wrap-up

- a. The meeting attendees agreed to the following tentative dates for the 2015 quarterly HOA meetings. Feb 18th, May 20th, Aug 19th, Nov 11th. There was discussion of posting these dates on the website as well as issuing meeting notifications prior to each meeting.
- b. A motion was made (and seconded) to extend the meeting for 30 days (up to the proposed Feb 18th meeting) to allow time for additional voting from homeowners on the proposed Covenant/Restriction changes. There was considerable discussion about whether the vote could be extended or if it would instead need to start over. There was also discussion about effectiveness of the HOA and how to get more people involved. The motion to extend the meeting was agreed to with eight affirmative votes and one dissenting vote.
- c. The meeting adjourned around 9PM.