

Spicewood at Bullcreek HOA

Board Meeting Minutes

February 18, 2015

The meeting was called to order at 7:05 pm with a quorum present, including Board members John Eaton, Martita Lopez, Mike Roche, Brian Schlosser, and Dan Sieczkowski.

1. It was noted that voting has been completed on the covenant change to enable the Architectural Control Committee (ACC) to be appointed by the Board. There were 90 yes votes and 4 no votes, out of a total possible of 130. Therefore, the proposed change passed.
2. The minutes of the previous two Board and HOA meetings (November 2014 and January 2015) were approved.
3. The following officers were nominated and elected: President, Nick Sisak; Vice President, Martita Lopez; Treasurer, Dan Sieczkowski; Secretary, Dan Savoie.

Committee Reports

4. *Treasurer's Report:* The 2015 draft budget was presented and approved.
5. *Social Committee:* No report was presented. It was agreed that an email message will be sent out to HOA members asking for volunteers to work on a neighborhood social event. Brian and Dan will send out the email.
6. *Architectural Control Committee:* No report was presented. It was agreed that an email will be drafted by Mike regarding ACC procedures, including a link to the application that HOA members must file before they make modifications to their homes, including adding structures such as sheds and sports facilities. Brian will get the application on the website.

Old Business

7. It was agreed that the Board will continue to work with the lawyer.
8. It was announced that the bylaw amendment regarding the number of directors was filed.
9. Dan will call to find out how to regain nonprofit status with the state. Brian will refile for reinstatement of the corporation.

New Business

10. The group discussed what new questions should be asked of the lawyer and determined that the questions would include the following;

- a. Is the transfer fee in our bylaws legal? If not, how do we make it legal?
 - b. Since we are a mandatory HOA, can we use all forms of voting as described in Texas property code 209? One of the forms of voting is “in person voting.” For changes to the Covenants and Restrictions, does that have to occur at a meeting?
 - c. Can the HOA sue a member for a violation of the Covenants and Restrictions? If not, can the members amend the Covenants and Restrictions or Bylaws to provide that right? (We understand that members may sue members.)
 - d. Can the members amend the bylaws to include fines for violations of the Covenants and Restrictions? If not, can the members amend the Covenants and Restrictions to include fines for violations?
11. The Board appointed an Audit Committee composed of Brian, Mike, and John. Dan will send out the 2014 financial data within two weeks.

The meeting was adjourned at 9:20 pm.