

**Minutes of Goldenwood Property Owners' Annual Meeting
May 27 and continuance date of May 29, 2014**

Place: Goldenwood Mail Kiosk, Goldenwood Way, Austin, TX 78737

The meeting was continued to May 29, 2014 due to a lack of quorum at May 27 meeting.

Present: Andrew Backus
Rob Baxter
Jon Brink
Lynette Seymour
Jamie Lipman
45 lot owners present in person and by proxy.

MEETING CALLED TO ORDER at 7:20 p.m.

MOTION TO APPROVE MINUTES from 2013 meeting – Jim McCune, 2nd – Jon Brink and Dr. Feinberg; unanimously approved by acclamation

TREASURER REPORT, Jon Brink: Copies provided; Jon explained expenditures and expressed desire for more Christmas lighting at mail kiosk.

Motion to accept report – by Rob Baxter, 2nd – Jim McCune; motion unanimously approved by acclamation.

PRESIDENT'S ADDRESS: Overview of issues

- APC Compliance matters that are becoming legal issues.
- RR-1826 bridge signage progress held up by Hays county for several month but moving again.
- Changes to State law require that all Owners be allowed to vote on property owner association matters, even those with unpaid dues. Only convicted felons may be prevented from voting.
- Paid part-time administrator. Why we should have one – “minutes,” organizing meetings, filing with county, notifications to lot owners, requests for forms, new State law requires a lot of administrative process that volunteers will not keep up with etc.

Discussion of administrator followed – cost, hours worked.

Motion to hire the Goldenwood West administrator, Alicia Evans, on a part time basis for a trial period of 1 year, with a maximum expenditure of \$2,500 – by Jim McCune, 2nd – Jon Russell; motion approved by vote of 35 yes – 2 no.

BRIDGE REPORT, by Bonnie Tull (8:00 p.m.)

- Delay caused by county legal department.
- Land for sign owned by county. Required many forms, etc.
- \$22,000 budget stipulations: ½ must be in County “services,” not in cash as “thought.”
- New design still in discussion due to budget stipulation.
- Electrical connection; safety lights.

FIRE COMMITTEE – Jon Russell, Marjorie Gentsch, Mark Gardner, Andrew Backus

- Neighborhood was reminded that at our 2013 Owners' meeting the Hays fire Chief said that a fire risk assessment determined that Goldenwood and the RR-1826 corridor was the most fire prone are of Hays County due to the thick cedar growth and rugged terrain. Nothing has changed since 2013.
- As a result of this information and with the assistance of Hays County Department, the Fire Committee created "The Goldenwood Wildfire Evacuation Plan". The plan is available on the web site and printed copies will be available soon.
- Many cedars and dead trees should be cut or pruned to improve fire safety, fire committee will review options further.
- Community may want to consider buying several hundred feet of fire hose to store near Shantivana Lane fire hydrant to use in the event of a fire.
- An Owner asked about what may be done about dead cedars on neighbor's property. Answer: Politely speak to your neighbor about removing them.
- Volunteer help on the fire committee is welcome, speak to John Russell.
- There are deed restrictions requiring approval of Architectural Committee as follows: ARTICLE SEVEN - LAND USE AND ARCHITECTURAL RESTRICTIONS, Paragraph 20. TREES. "No trees having a diameter of five (5)-inches or more, measured one foot above natural ground level, shall be removed from any Lot without the consent of the Architectural Committee; provided that, subject to Article Seven, paragraph 2 hereof, an Owner may remove or cause to be removed without such consent cedar trees of any size as may be necessary to clear a homesite of up to five thousand (5,000) square feet in size and a right-of-way for a driveway thereto no more than twenty-five (25) feet in width. Any tree stumps shall also be promptly removed."
- The Radiance community installed a fire hydrant at the end of Shantivana Lane on their water system that cuts through Goldenwood. It is the only functional fire hydrant within Goldenwood. It is in the public right of way and the fire committee saw the Hays Fire Chief test it's flow during the summer of 2013. Radiance and Driftwood fire department are points of contact to discuss use of the hydrant.

ARCHITECTURE COMMITTEE, BY Gareth Pollard, Mark Gardner

- "Everything is fairly calm on the horizon."
- Board member Lynette Seymour volunteered to head committee to review possible changes to Restrictive Covenants. 2-page summary of current restrictive covenants is on the web site.

POSSIBLE LITIGATION RELATED TO MORE THAN YEAR OLD ENFORCEMENT OF RESTRICTIVE COVENANTS AGAINST LOT 82, by Andrew Backus

- Lot Owner has not fulfilled their requirements of Board including but not limited to reducing their 3-steers to 1-steer by the end of March.
- Board has been advised that GPOA law firm requires \$10,000 retainer and legal filings to require compliance may cost about \$2,000.
- 2 neighbors downwind and closest to where the animals are kept suffer the most from smell and noise and junk stored along property line. Neighbors' property value are diminished by this situation and it sets a bad precedence.

- Backus wanted a sense of the "Owners' opinions" on Board handling of issues from the discussion and ultimately to have a motion on future action.

Eddie Grady is married to the owner and lives at Lot 82; he stated the animals are 4H project. When asked how many animals they still have, he stated "We have three cattle, 3 horses, today."

Discussion ensued.

Lynette Seymour made a motion to charge the board to make a concerted effort to reach a compromise, to avoid lawsuit. Further discussion indicated lack of clarity on terms of motion. Motion withdrawn due to a lack of 2nd.

Motion to initiate litigation against "Lot 82" to require compliance with the restrictive covenants– by Andrew Backus, 2nd – Rob Baxter; motion approved by vote of 35 yes, 3 no, 1 abstain. (Board Members voted 3 in favor, Brink abstained, Seymour opposed).

BOARD OF TRUSTEES:

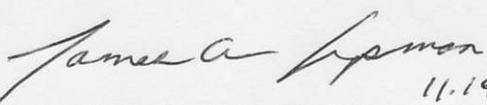
Motion to nominate Cisco Hobbs to fill 2-year term (2014-2016) created by Rob Baxter's retirement as Trustee after 14 years of service – by Andrew Backus, 2nd - Jim McCune; motion unanimously approved by acclamation.

Motion to nominate Andrew Backus to another 2-year term (2014-2016) as Trustee – by Wendy Pollard, 2nd - Jim McCune; motion approved by vote of 35 yes – 1 no. Round of appreciative applause for Rob Baxter, who said "It's been an honor and a pleasure to serve for 14-years".

NEW BUSINESS: (9:10 p.m.; dark)

- We probably need to raise dues. Our savings are being drawn down over time. Dues have not changed in 30-years, By-Laws require Board to develop budget to share with Owners to justify any dues changes.
- Chrissy Cowan offered to organize a pot luck during Christmas light season;
- Rob Baxter, Jon Brink and Jamie worked on ways to establish power connections for more lights during Christmas season;
- The GPOA wants to establish email notification process, but needs more e-mails for Owners, GPOA only has emails for 55 of 95 Owners. Please send your emails to Goldenwood@yahoo.com and list your name and lot number in the body of the email.

MEETING ADJOURNED: 9:15 p.m., Minutes approved -

	 11.19.2014
Andrew Backus, President, Date 6/30/2014	James Lipman, Secretary, Date