

**Minutes of Organizational Meeting and  
Regular Meeting of the  
Goldenwood Property Owners' Association Board of Trustees**

<b>Wednesday, June 11, 2014 at 7:00-8:30pm</b>	<b>Driftwood Firehouse 15850 RR 1826, Austin, TX 78737</b>
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1) **Call meeting to order:** Meeting called to order at 7:10 p.m.

2) **Certify quorum of Trustees:**

Andrew Backus, President

Jamie Lipman, Secretary

Cisco Hobbs

Lynette Seymour, absent due to travel.

Jon Brink, Treasurer, absent due to travel.

Also present: Mark Gardner, Architectural and Protective Committee and Jon Krystinik, Owner.

3) **Approve May 29, 2014 minutes from Annual Owners' Meeting:** Approved by acclamation.

4) **Election of Board Officers, Organizational Meeting of Board of Trustees:**

<b>Trustee</b>	<b>Term (years)</b>
Andrew Backus	2014-16
Jon Brink	2013-15
Jamie Lipman	2013-15
Lynette Seymour	2013-15
Cisco Hobbs	2014-16

**Vice President:**

Motion for Cisco Hobbs for Vice President – by Andrew Backus; second by Jamie Lipman; unanimously approved.

**President:**

Motion for Andrew Backus for Pres. – by Cisco Hobbs; second by Andrew Backus; unanimously approved.

**Treasurer:**

Motion for Cisco Hobbs for Treasurer by Andrew Backus; second by Cisco Hobbs; discussion followed about communication difficulties with Jon Brink and ability of a Trustee to hold multiple offices; During the discussion of the Treasurer nomination, Jon Brink arrived at the meeting unexpectedly to drop the updated report of Owners delinquent in paying their dues following the May 29, 2014 Annual Owners' meeting. Due to his personal commitments he only had time to toss the report on the desk and turn around and walk out of the room. While Mr.Brink was going out the door he was asked if he wanted to remain on the board and if he wanted to remain as Treasurer if he remained on the board? Mr.Brink stated he would like to remain on the Board and that he didn't

care about remaining as Treasurer. After Jon Brink departed the vote was called and unanimously approved Cisco Hobbs as Treasurer and Vice President.

**Secretary:**

Motion for Jamie Lipman for Secretary by Andrew Backus; second by Cisco Hobbs; unanimously approved.

**6) Adoption of Resolution to change names on bank account based on outcome Organizational Meeting.** Motion by Andrew Backus to add Andrew Backus, Cisco Hobbs, Jamie Lipman and to remove Rob Baxter and Jon Brink from GPOA bank account, second by Cisco Hobbs, unanimously approved.

**7) Griffin enforcement matter: review of Trustee Lynette Seymour's site inspection 6/6/2014, review of: communications, evidence presented, history of behavior, Tolling Agreement status GPOA has requested Griffin's sign while we work to negotiate a settlement; possible initiation of litigation or continuation of settlement talks.** Goldenwood legal counsel Mike Marcin arrived at the meeting at 7:40pm present at the meeting. At 7:40 pm the Board went into executive session for discussion with legal counsel Mike Marcin about counter offer to Goldenwood's Tolling Agreement offered to Griffins. The two non-board members at the meeting were asked to leave the room. At 8:15 p.m. the Trustees came out of executive session and the guests were called back into the room. Motion to authorize Mike Marcin to accept Griffin Counter Offer but to negotiate for more time in Tolling Agreement than Griffin's proposed by Andrew Backus; second by Cisco Hobbs; unanimously approved.

**8) Federal tax return:** Motion to file a federal tax return – by Andrew Backus; second by Cisco Hobbs; unanimously approved.

**9) Adoption of several administrative policy required by State Law including:**

- Dues Assessment and Collection Policy including adoption of thresholds at which the Board will initiate warnings and action such as liens or lawsuits against delinquent dues payers;
- Payment Plan Guidelines Policy (for Owners delinquent on dues and other fees);
- Records Production and Copying Policy;
- Document Retention Policy;

**Texas laws for Property Owners Associations –**

Motion to authorize President consult with an attorney to finalize and file policies required by Texas law, as listed on the agenda – by Andrew Backus; second by Jamie Lipman; unanimously approved.

**10) APC Enforcement Priorities, Matters and Strategies;** Only one APC member present and no discussion has been held among APC yet.


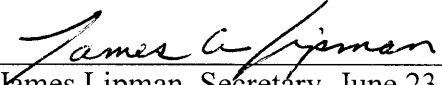
**11) Utilization of contract manager;** Andrew Backus is setting up a meeting with Eilish to coordinate with her. No significant discussion.

**12) Review of Treasurer report on dues payment status of Owners since May 29, 2014 (or most recent available) and list of delinquencies;** Jon Brink dropped off updated report during the meeting but no time for review during the meeting.

**13) Future agenda items;** APC Enforcement Priorities, Matters and Strategies; will circulate emails to discuss further.

**14) Motion to adjourn** – by Andrew Backus at 9:07 p.m.; second by Cisco Hobbs; unanimously approved.

**Minutes approved by:**

	
Andrew Backus, President, June 23, 2014	James Lipman, Secretary, June 23, 2014