

ASPOA BOARD OF DIRECTORS MEETING

October 4, 2005

Meeting called to order at 7:36 by President Mitchell

ROLL CALL:

Present: President Mitchell; Directors, Lougee, Reed, Stewart, Roberts, Lohmann,

Cokins, Maniccia, and Van Nostrand.

Absent: Directors Kirtz and Delaney

Established a quorum

Motion made to excuse previous absences by Director Lougee.

Motion seconded by President Mitchell.

Motion passed.

Motion made to accept minutes from the September 6, 2005 Board of Directors meeting by President Mitchell.

Motion seconded by Director Van Nostrand.

Motion passed.

Property management report was given by Judy W. Phelps due to the absence of Paul Meisler.

Report packet made available to Board and included in the minutes.

We have had good response from home owners in complying with the policy to have house numbers visible.

Lisa has worked hard to make the office member friendly.

There is an increase in the violation report which is included in the packet.

Several areas such as contract labor and payroll are under budget. Pool maintenance is more due to the fact that we are contracting that out.

All monies for road work have been spent and we are right on target with the money spent.

If anyone has anything to report please send it in to Pioneer.

Financial report is included in the packet.

DIRECTOR'S REPORTS

Maintenance report was given by Director VanNostrand.

The person that was doing the mowing has quit so we are currently taking bids to replace him.

Communications report was given by Director Maniccia.

Newsletter target date for articles etc. is October 15th.

Architectural report was given by Director Lohmann.

Director Lohmann is working on a building packet to present to the community and procedures for section representation.

Roads Committee report by Doug Saile. This has been the biggest year ever for roads and we have had \$10,000.00 in donations from the community to help with roads projects.

One more year like this and all the roads could have some form of pavement then it is up to the Board to get the roads to county standards.

President Mitchell asked how many ft of roads were paved and Doug Saile responded that about 22 thousand ft were paved.

Director Cokins asked if we would need to spend the same amount next year to finish the roads project. Doug Saile responded that we would and that there will be a roads meeting

to discuss with the community the direction they would take in spending the money to complete the project.

MEMBERS INPUT

Taylor O'Brian asked about putting in his bid to do the mowing and about a house under construction at 14707 General Williamson Drive. Director Cokins answered that the builder had gone bankrupt and that the Board can condemn the building.

Lisa Bale lives on Broken Bow and complained about the potholes on her part of the road. Doug Saile stated that it needs to be asphalted instead of chip sealed. He suggested that members attend the roads meeting before the annual meeting so that the biggest concerns can be put on the list of priorities.

Lisa bale asked why some roads would be county and some not. Doug Saile stated that some are considered private roads. She inquired if there was money to fix the pot holes on her street. Doug Saile will check on the monies needed for the repairs.

We have approximately \$1500.00 set aside for pot holes. Doug Saile asked if the drive by team from Pioneer Property management could check on some of the roads that are damaged by builders. Judy W. Phelps stated that it is very hard to prove because of all the traffic of big trucks.

Doug Saile asked the Board if we have about \$20,000.00 from the assessment next year if we could think about setting it aside for bathrooms at the Lakeside Park.

Next Tuesday is a special assessment meeting and we can discuss it then.

Anita Dallas would like Pioneer to submit a better version of the treasurer's report.

President Mitchell stated that it is usually a better version.

Motion made by President Mitchell to contract Lakeway Printing to print our newsletter quarterly for one year.

Motion seconded by Director Cokins.

Motion passed.

Motion made by Director Van Nostrand to allow All Star Land Surveying Co. to complete a survey of the Greenbelt. Part of the trail is on private property. We need to construct a permanent market for the trail.

Motion was seconded by Director Maniccia.

Motion passed.

Motion was made by President Mitchell to have clean sweep on Nov. 19, 2005.

Motion seconded by Director Reed.

Motion passed.

Motion was made by President Mitchell to sell the property owned by ASPOA in section one lot 8, offering to the neighbors.

Motion was seconded by Director Lougee.

Motion passed.

Motion was made by Director Lougee for Director Roberts to take over the Apache Dam/Lake Apache work from Judy W. Phelps.

Motion seconded by Director Van Nostrand

Motion passed.

Motion made by President Mitchell to allow Dawn Krantz to set up a pumpkin patch and photo op for children on Oct. 16, 2005 at the office complex from 1:00 to 3:00 pm.

Director Maniccia suggested a registry that ASPOA might like to join. It is for HOA's and POA's.

President Mitchell invited the community to check out the website for the hazardous waste collection on Oct. 22, 2005 at Lake Travis Elementary.

Misc. Business

Judy W. Phelps wanted to thank Doug Saile for all his hard work on the roads.

Director Lohmann wanted to take the Board of Directors to view a site for a soccer field so that they can approve and he can ask for community involvement in the upcoming newsletter.

Meeting adjourned by President Mitchell at 8:29 pm.