



January 14, 2019 6:30pm

- Call to order at 6:30 p.m.
- Review & Approve:
 - ✓ Minutes of December 3, 2018 – The minutes were reviewed. A motion was made and seconded. Minutes were accepted by the board members.
 - ✓ Treasurer's Report
 - Financials for December including expenses, YTD performance to budget & bank balance
 - Reviewed and a motion was made and seconded. The financials were approved by the board members.
 - Update on home sales/closings and dues collections
 - Discussed and determined that there was not any new sales or closings
 - Dues are being collected
- Report Updates
 - ✓ Architectural
 - Discuss & act on homeowner requests.
 - Request was made by homeowner on Goodnight to improve landscaping by removing tree. Board members approved the request.
 - ✓ Landscape
 - Feedback on entrance decorations - Decorations looked great during holiday season and are being removed
 - ✓ Website
 - Ken Harbin made some changes on website.
 - ✓ Social
 - Discussed a new comer's committee –volunteers?
 - Advertising on Next Door for volunteers
- Pool
 - ✓ Pool
 - Update on gate/access control improvement
 - Contacting original company that was to construct gate in the past. Will be getting another bid. Also discussed the new access control system.

- Review & discuss proposed changes to pool rules
 - Discussed and was decided that all board members need to be present before a vote is made. Proposed changes were tabled until next meeting.
- ✓ Repairs/Maintenance
 - Update on progress and cost of perimeter fence repairs
 - Fence repairs are complete. Will need to look at touch up paint for certain portions of fence in the future.
 - Discussed the possibility of using remainder of fence budget for fence signage at entrances.
 - Update on pump line leak/replace chlorinators.
 - Gary DeLong is coordinating with Jerry in the replacement of chlorinators.
- Old Business
 - ✓ Update on progress and cost of clean-up in area north of the ponds and fence debris in pasture.
 - Completed
 - ✓ Update on consult and upgrade of cameras
 - ✓ Update on Air BnB request
 - HOA accepted request but it was decided that homeowner will need to contact the City of Justin for a possible city ordinance.
- New Business
 - ✓ Discuss and act on new electricity contract
 - Reviewing other contracts to be voted on at next meeting
 - Discussion was made on replacing pool signs
- Meeting was adjourned at 7:30 p.m.