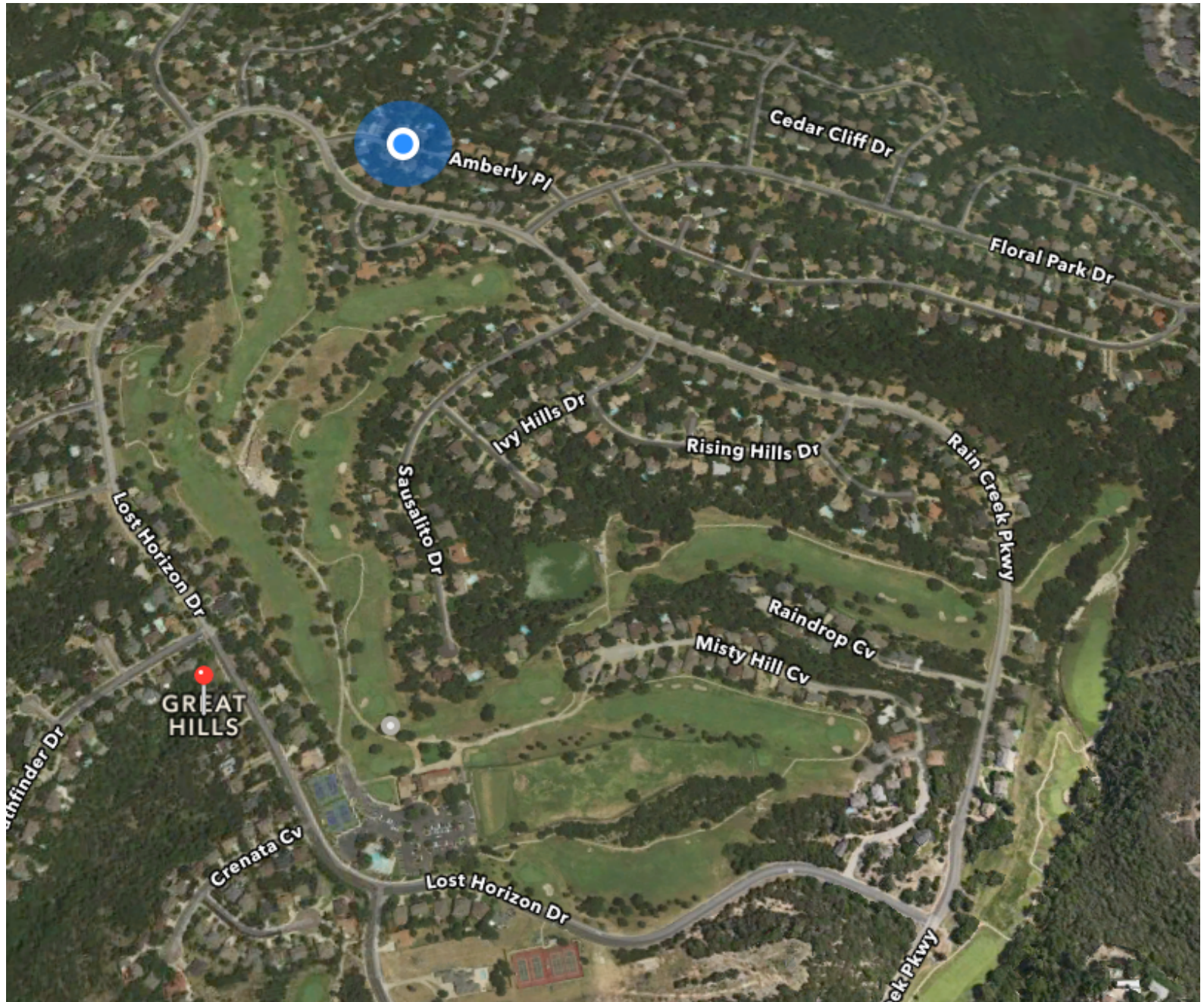


**Welcome to the
Great Hills Homeowners
Association
Annual Meeting
January 17, 2023**

GREAT HILLS

SECTIONS IX AND X HOMEOWNERS ASSN., INC.





OUR LOTS

6106 Lost Horizon
6108 Lost Horizon
6200 Lost Horizon
6202 Lost Horizon
6204 Lost Horizon
6206 Lost Horizon
6208 Lost Horizon
6300 Lost Horizon
6301 Lost Horizon
6302 Lost Horizon
6303 Lost Horizon
6304 Lost Horizon
6305 Lost Horizon
6306 Lost Horizon
6400 Lost Horizon
6403 Lost Horizon

6405 Lost Horizon
6500 Lost Horizon
6501 Lost Horizon
6503 Lost Horizon
6541 Lost Horizon
6600 Lost Horizon
6601 Lost Horizon
6602 Lost Horizon
6604 Lost Horizon
6606 Lost Horizon
Amberly Place
Brannon Cove
Costas Cove

Floral Park
(10501-10511)
Grand Teton
Ivy Hills
Mercedes Bend
Painted Valley Cove
Painted Valley Drive
(5601-6001)
Rain Creek Parkway
(5648-6507)
Rising Hills
Rising Hills Circle
Sans Souci Place
(10502-10504)
Sausalito

AGENDA

- Welcome and Introductions
- Past Minutes
- Financial Report
- Architectural Review Committee Report
- Old Business - An update on items addressed at the May 3, 2022 Annual Meeting
- New Business - Update from the Board on Rules
- Election of one new Board member
- Elections for new officers, including a new President
- One Last Thing...

INTRODUCTION OF BOARD & OFFICERS

Board of Directors:

Thomas Cameron - Term Ends Jan. 2024

Meghan Gerety - Term Ends Jan. 2025

Jason Meeker - Term ends tonight

ARC:

David Coonrod - Chairman

Bob Dolibois

Nick Cervenka

Nick Bohas

Officers:

President - Jason Meeker

Vice President - Preston Broadfoot

Treasurer - Armin Gutzmer

Assistant Treasurer - Ken Nordhouser

Secretary - Armin Gutzmer

Welcome Committee:

(Open)

INTRODUCE YOURSELVES

LAST MEETING MINUTES

Minutes from past meetings are posted on the GHHOA website.

The last Annual Meeting was held on May 3, 2022 at 7PM at Great Hills Country Club.

Handouts are expensive. Let's look at the minutes on screen.

Great Hills HOA Annual Meeting Minutes

Date: May 3, 2022

Start Time 6:30 p.m.

Officers Present: Jason Meeker- President, Preston Broadfoot-Vice-President, David Coonrod-ARC Chair, Robert Dolibois-ARC, Nick Cervenka-ARC, Laurie Davis-Former Secretary

Officers Absent: Armin Gutzmer-Treasurer and Secretary, Wren Foster-Attorney

Welcome and Overview

Jason welcomed all HOA members and thanked the Great Hills Country Club for providing the beautiful meeting room free of charge to our HOA. Jason recommended any HOA members interested in learning more about the Club to contact its new General Manager, Gaith Alkadi.

Jason mentioned the passing of an HOA member, Lynn Wright, and the passing of former GHCC General Manager, Larry Harper, who was a great friend to our HOA.

Past Minutes

Copies of the 2019 and 2020 Annual HOA meeting minutes were available at this meeting as well as on the HOA website. A vote to approve the Minutes from the 1/21/20 meeting was unanimous.

Financials

Jason provided an update on the HOA 2021 bank account balance provided by HOA Treasurer Armin Gutzmer. Copies of that financial report are available on the HOA website. In summary the HOA was able to add revenue to our balance due to the sales and refinancing of homes within our HOA boundaries. Our current bank balance is: (See Treasurer's Report in the Annual Meeting Presentation.)

Architectural Review Committee (ARC) Report

David Coonrod discussed recommendations made by ARC members to the Board. These included enforcement of the HOA's restrictive covenants and recommendations pertaining to the upkeep of properties that have fallen into disrepair. It was noted it was vital to have this discussion at an Annual Meeting so a fully constituted Board could take appropriate action.

Some changes made to the restrictive covenants are due to the changes in the State of Texas HOA laws, for example: the addition of solar panels on a property can no longer be prohibited. Final approval of the HOA's revised bylaws is pending approval by the Texas Secretary of State's office.

For reference to the revisions the Restrictive Covenants can be found on the HOA website at: <http://ghhassociation.org/restrictive-covenants-bylaws>.

The 2021 Architectural Review Committee Annual Report included the following issues (since the last published report) addressed the ARC:

- Landscape Requests: 3
- Pool Requests: 4
- Solar Panel and Satellite Dish Installations: 4
- Home Additions, Decks, Sheds, Patios: 8
- Outside Requests (Not within HOA boundaries) from other HOAs: 7
- Property Maintenance Issues: 1 (multiple issues including siding, garage door, trash, landscape maintenance, infestations, etc.)

ARC Recommendation for Critical Issue of Property Maintenance

The property at 5705 Rain Creek Pkwy has many serious City of Austin (COA) code violations as well as those of the GHHOA, which are considered a major issue now facing the HOA

The COA conducted an inspection of the property and found issues including waste all over the property, five non-running cars parked in the driveway and yard itself, standing water and mosquito infestations, rat and other wildlife infestations, evidence of illegal trash burning activity, debris thrown over the fence onto COA property, and suspected issues with availability of running/working sewage. This property is currently unoccupied. The owner refuses to clean or consider selling the property.

The HOA has considered filing a lawsuit against the owner or the alternative option to hire professionals to clean the property and send the bill to the owner and if unpaid placing a lien on the property if possible. Nick Cervenka recommended the Board meet again and get an estimated cost from a professional cleanup service. The estimate should be sent via certified mail. When the time to complete the cleanup expires, a lien should be placed on the property.

Organization of HOA Board and Officers

Officers of the HOA include the President, Vice President, and Treasurer. These elected officials represent the HOA as a legal entity.

The Committee chairs include the three officers as well as the Secretary, the ARC Chair and committee members, the Welcome chair.

A motion was made to reinstate the Welcome Committee. The motion was seconded and approved by a unanimous vote.

Mark Williams moved that the HOA adopt a new procedure for people to present their credentials when running for an HOA Board and/or Officer position. He suggested these documents be sent out to all HOA members via email prior to the annual meeting.

Mr. Williams moved that the HOA change the bylaws to allow a means for people to present their credentials prior to the annual meeting. Since there was no second to this motion, the motion failed.

Election of Officers and Board Members and Committee Members

Due to the pandemic and the uncertainty of meeting in person until May 2022, the terms of the Officers were extended until January 2023.

Thus, elections of the following officers will be held at the January 2023 HOA Annual meeting:

- President (currently held by Jason Meeker)
- Vice President (currently held by Preston Broadfoot)
- ARC Chairman (currently held by David Coonrod)
- Secretary (currently held by Armin Gutzmer after resignation of Laurie Davis)
- Treasurer (currently held by Armin Gutzmer)

In 2022, Armin Gutzmer graciously added the role of HOA Secretary until a new one can be elected at the next Annual General Meeting if not sooner.

Jason Meeker also explained that at our last “in-person” Annual Meeting in January 2020, the HOA created a staggered election cycle for the terms of Board members.

Thomas Cameron was elected to the Board of Directors for a term that will expire in Jan. 2024.
Meghan Gerety was elected to the Board of Directors for a term that will expire in Jan. 2025.

Adjournment

The meeting was adjourned at 8:00 pm.

FINANCIAL REPORT

Income & Expenses

Great Hills Homeowners Association 2022 Income/Expenses/Assets Tax ID: 74-2491608

	2019 Actual	2020 Actual	2021 Actual	2022 Actual
Ordinary Income/Expense				
Income				
Transfer Fees and Interest	2,219	2,666	3,924	4,952
Total Income	2,219	2,666	3,924	4,952
Expense				
Fees		831	100	
Bank Charges				
Liability Insurance	2,649	2,669	2,288	2,288
Internet Hosting	272	272	169	178
Postage and Delivery	173	92	118	118
Newsletter/Printing	285	835	413	823
Legal Fees and refunds	-	-	-	960
Taxes	-	-	-	186
Telephone				
Community Programs (meetings)	200	220		
Total Expense	3,569	4,919	3,088	4,554
Net Ordinary Income	(1,350)	(2,253)	836	398
Other Income/Expense				
Other Income				
Interest Income				
Advertising				
Gifts	-	-	-	-
Total Other Income	-	-	-	-
Net Income	(1,350)	(2,253)	836	398

Assets Summary

	Dec 31, 2019	Dec 31, 2020	Dec 31, 2021	Dec 31, 2022
ASSETS				
Current Assets				
Checking/Savings				
BBVA Compass - Checking				
Velocity CU Checking	11,596	11,596	11,596	11,596
Randolph Brooks Checking	6,770	4,189	5,002	5,319
	<u>18,366</u>	<u>15,785</u>	<u>16,598</u>	<u>16,915</u>
Velocity Credit Union				
Randolph Brooks CU-2016				
Randolph Brooks CU-2018	6,970	7,032	7,056	7,121
Certificates of Deposit	6,970	7,032	7,056	7,121
Total Current Assets	<u>25,336</u>	<u>22,817</u>	<u>23,654</u>	<u>24,036</u>

Resales and Refinances

ARC REPORT

ARC REPORT

26 Issues Addressed (27 Issues last year) plus FERAL HOGS

ROOF REPLACEMENT REQUEST – 2

10207 Sausalito Drive

6106 Rain Creek Parkway

LANDSCAPE REQUEST – 2

5904 Ivy Hills

10505 Painted Valley Cove

POOL REQUEST – 1

5807 Painted Valley

SOLAR PANEL & SATELLITE DISH INSTALLATIONS – 3

6303 Lost Horizon

6301 Lost Horizon

6106 Rain Creek Parkway

ARC REPORT

HOME ADDITIONS, DECKS, SHEDS, PATIOS, FENCING – 7

6501 Rain Creek Parkway
10502 Floral Park
5804 Painted Valley
10403 Sausalito Drive
5703 Rising Hills Drive
5607 Painted Valley
5806 Rain Creek Parkway

PROPERTY MAINTAINANCE ISSUES – 4

10002 Sausalito Drive
5607 Painted Valley
5700 Painted Valley
5705 Rain Creek Parkway

REQUESTS FROM OUTSIDE THE GREAT HILLS HOA – 6

2506 River Oaks
10508 Skyflower Drive
10219 Dianella Lane
5301 Musket Ridge
5405 Musket Ridge
5800 Bluegrass

OLD BUSINESS

The Board will discuss 5705 Rain Creek Parkway.

NEW BUSINESS

The Board will discuss changes to the HOA Rules.

NEW BUSINESS

3. Resident's vehicles (including without limitation cars, trucks, vans, SUVs) must be parked in garages or driveways and should not be parked in the street with the exception of those vehicles addressed in Rule No. 4 of these rules.

NEW BUSINESS

1. All homeowners are required to maintain the outside appearance of their home. This includes without limitation yard and landscape maintenance including without limitation mowing, trimming, edging, hedging, and removing dead plants, and removal of trash and debris from around the home, the yard, and driveways. Homeowners must also maintain in good condition and appearance outside structures that are in the front yard or visible from the front of the home such as sports and play equipment, playscapes, playhouses, and permanent storage structures.
2. There shall be no outside structure erected, constructed, or placed in the front yard of any home without prior express written permission of the Homeowner's Association.
3. Vehicles such as boats and campers must be stored in a garage or other permanent enclosed structure.

NEW BUSINESS

4. Residents who work from home shall not allow more than three different business-related vehicles per day to visit their home business. This restriction does not apply to delivery services including without limitation food or grocery delivery services, Amazon, Federal Express or UPS unless the frequency of such delivery service impedes traffic or disturbs or endangers residents. Non-resident cars visiting a home business may not visit the home business for more than three consecutive trips per day.

5. All garbage cans and recycling bins must be picked up from the curb by 10:00 p.m. of the day trash and recycling is collected, and may not be placed on the curb earlier than 5:00 p.m. the day preceding trash pick-up.

**NEW BUSINESS:
ELECTION OF 2023 OFFICERS and
BOARD MEMBERS**

Proposed Slate and Nominations

2023 OFFICERS & BOARD NOMINEES

Board of Directors:

Thomas Cameron - Term Ends Jan. 2024

Meghan Gerety - Term Ends Jan. 2025

Preston Broadfoot - Term Ends Jan. 2026

Armin Gutzmer Term Ends Jan. 2025

Fred Thum - Term Ends Jan. 2024

Officers:

President:

Preston Broadfoot

Vice President - Armin Gutzmer

Treasurer - Ken Nordhouser

Assistant Treasurer - Nick Bohas

Secretary - Angela Scotten

ARC:

David Coonrod - Chairman

Nick Cervenka

Nick Bohas

Fred Thum

Welcome Committee:

Angela Scotten

Kathy Regan

Anything else?

And there's one last thing...

General Information: info@ghassociation.org

Architectural Control Committee: acc@ghassociation.org

President: president@ghassociation.org

Facebook: www.facebook.com/GreatHillsHOA

Nextdoor: <https://greathills-central.nextdoor.com>

Website: www.ghassociation.org

**That's the Annual
Meeting, Folks.**

Thank You!