



BARTON CREEK

ANNUAL MEETING
2009



Meeting Agenda

- Call to Order and Verify Quorum
- Proof Notice of Meeting
- Approval of Minutes of December 2, 2008 meeting
- Reports of Officers and Committees
- Reports of the Board
- Appointment of Inspectors of Election
- Election of Directors
- Unfinished business
- New Business
- Adjournment



Board Members - 2009

- Jack Edrington Governors Hill
- Paul McCormick Country Club
- Dale Misczynski North Rim
- Matt Moore Stratus Properties
- Steve Paulson Watersmark
- Norm Schumaker Foothills
- Pres Sheppard Woods I
- Karl Stewart The Ridge
- Greg Strmiska Wimberly Lane



Committee Structure

- Committee of Presidents – Dale Misczynski
- Audit Committee – Dale Misczynski
- Finance Committee – Greg Strmiska
- Landscape Committee – Matt Moore
- Safety & Security Committee – Pres Sheppard
- Architectural Control Committee – Dick Walker
- Governance Committee – Karl Stewart



BARTON CREEK

Committee of Presidents



Committee of Presidents

- Fairways
- Foothills
- Governors Hill
- North Rim
- The Ridge
- Terraces
- Watersmark
- Wimberly Lane
- Woods
- Woods II
- Woods III
- Westlake Hills Presbyterian Church
- St Gabriel's
- St Michael's
- Marquis Apartments
- Treaty Oak Bank
- Travis County Sheriff
- Oak Hill Fire Department
- Querencia
- Barton Creek CC
- Stratus Properties



Open Communications Channel

- Source of information and/or direction
- Consulted on major contracts
- Broadcast emails on security issues
- Nomination of Board members
- General community information



BARTON CREEK

Audit Committee



Audit Committee

- Three members
 - Dale Misczynski - Chair
 - Karl Stewart (The Ridge)
 - Harriet Breihan (North Rim)
- Tilson and Company performed the 2008 audit in 2009



Auditors Opinion

“In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Barton Creek North Property Owners’ Association, Inc. as of December 31, 2008, and the results of its operations and its cash flows for the year then ended in conformity with generally accepted accounting principles.”



BARTON CREEK

Treasurer and Finance Committee



Finance Committee Members

- Greg Strmiska – Chairman
- Leo Welsh – Co-Chairman (Foothills)
- Rick Kilmer (Watersmark)

Account Balances

As of 10/31/2009

Operating Account:	\$160,726
CDARS Program (Reserves):	\$345,682
Reserves (Cash)	\$52,394
Construction Fund:	\$60,225

Operating Results vs. Budget (10/31/09)

Item	Actual	Budget
Revenue	\$451,292	\$451,076
Expenses		
Direct Expenses	\$269,396	\$343,922
G & A Expenses	\$105,323	\$104,065
Capital/Other Expenses	\$10,585	\$8,333
Total Expenses	\$385,304	\$456,320
Net Surplus/Deficit	\$65,988	-\$5,244



Reserves Analysis

- Why do we need it?
 - Things are damaged, wear out and die!
- What is it?
 - A time analysis of when and how much repairs will cost
- How did we create it?
 - Collected historical data and expert opinions
- The Results
 - We need to budget annually for repairs and contributions to avoid special assessments
- How will we use it?
 - Use Master Plan and Reserve Analysis to schedule repairs and expenditures

Budget for 2010

Operating Budget	
Item	Amount
Revenue	\$ 535,379
Expenses	
Direct Expenses	\$ 353,263
G & A Expenses	\$ 143,010
Capital/Other Expenses	\$ 12,500
Total Expenses	\$ 508,773
Allocation to Reserves	\$ (25,000)
Net Surplus/(Deficit)	\$ 1,606

Reserves Budget	
Item	Amount
Starting Balance	\$400,000
2010 Contribution	\$25,000
Landscape Master Plan 2010	(\$105,500)
Signs	(\$10,000)
Miscellaneous	(\$2,500)
Year End Balance	\$307,000



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Landscape Committee



Landscape Committee Members

- Matt Moore, Chair
- Regine Schumaker (Foothills)
- Mary Katherine Alonso (North Rim)
- Roger Goettsch (Barton Creek CC)

2009 Expenses Thru October

Item	YTD Expense	YTD Budget	Variance
Landscape Maintenance	\$147,628	\$182,265	\$34,637
Landscape Repairs	\$21,035	\$31,253	\$11,188
Water	\$32,286	\$41,300	\$9,014



Common Area Landscaping

- Age of Plantings
 - Certain plantings are overgrown or over-mature.
 - Other plantings have become woody or thin.
- Lost Plants
 - Many of the original plants in the landscaping have died and not been replaced.
 - Any lost trees in the Common Area have not been replaced.
- Changing Needs
 - With the age and condition of the landscaping, renovations are necessary.



Landscape Evaluation

- Evaluation
 - The Board decided to have a 3rd party do a formal Landscape Evaluation Report of the common area landscape.
 - A comprehensive, 99 page Report was prepared by Lee and Associates for the review of the Board and the Landscape Committee.
 - Report covered all areas of the Common Area with full Evaluation and suggested courses of action.



Landscape Evaluation

- Development of Plan
 - The Evaluation steered the Committee and the Board towards a decision that renovation was necessary.
 - The Committee felt that in order to complete a quality renovation, a master plan for all the common area was necessary.

Landscape Renovation Master Plan

- Goals
 - Create a master landscape renovation document for future use.
 - Create a master landscape renovation document for external bids.
- Probable Schedule
 - Master plans should be completed in the Spring of 2010.
 - Once created, the Board and the Landscape Committee will decide which areas will be addressed in 2010 and future years.
 - Committee of Presidents will be given the opportunity to review
- Costs over five years
 - The Board has currently recommended a \$400,000 budget to be spent over 5 years.



BARTON CREEK

Safety & Security Awareness

Neighborhood Patrols

Sheriff's Patrol Activities Report

	Citizen Contacts	Close Patrols	Open Doors	Alarms	Collisions	Gate Problems	Other Problems
Woods I	31	354	4	4	0	2	4
Woods II	39	461	3	1	0	3	1
Woods III	18	15	0	1	0	4	0
Fairways	12	946	2	2	0	1	0
Owners Club	1	0	11	0	0	0	2
The Ridge	7	217	1	0	0	6	0
Watersmark	37	1063	7	0	0	2	0
North Rim	5	76	0	0	0	2	0
Governors Hill	11	257	1	1	0	0	0
Wimberly Ln	52	559	15	1	0	9	4
Foothills	6	134	1	4	0	10	1
Total	219	4082	45	14	0	39	12

The Sheriff Patrols work!

Neighborhood Security

	Suspicious Vehicle	Suspicious Person	Auto Burglaries	Resident Burglaries	False Alarms
January	1	0	0	0	10
February	0	0	0	0	10
March	0	0	0	0	10
April	0	0	0	1	9
May	0	1	4	1	22
June	0	0	0	0	16
July	0	0	2	0	15
August	0	0	1	1	9
September	0	0	1	0	10
October	0	0	1	0	6
November	0	0	1	1	6
December					
Total	1	1	10	4	123

Barton Creek neighborhoods are safe and secure for our families.



Acknowledgements

- Captain Frank Lofton and his officers – Security Patrols
- The Travis County Road Department – Road Repairs
- The County Commissioners for support and leadership in coordinating the various activities on the roads



BARTON CREEK

Development Update



Development Update (Stratus)

- Residential Development:
 - Barton Creek South (Mirador and Escala) – has transitioned to Resident Control.
 - Calera Court has transitioned to Resident Control.
 - Barton Creek Southwest (Calera Court; Calera Drive; and Amarra Drive, Phase 1, 2, and 3)
 - Calera Court –Stratus still owns 2 Units.
 - Calera Drive –Stratus still owns 8 of the 53 Lots.
 - Verano Drive –Stratus still owns 67 of the 71 Lots.
 - Amarra Drive, Phase 1 – Stratus Still owns 7 of the 8 Lots.
 - Amarra Drive, Phase 2 – Completed, lots not being marketed.
 - Amarra Drive, Phase 3 – Permitted, Construction on hold.



Development Update (MUDs)

- Water Restrictions
- Water line inter-connect with City of Austin along Southwest Parkway being constructed.
- Intermediate Surge Tank and Pump Station on River Hills Road being constructed.
- Future Water Plant off future William Cannon being permitted.



BARTON CREEK

2009 President's Report



President's Report

- Finance
 - Our Association is fiscally sound and secure
 - The 2008 Audit was a “clean report”
 - We will contribute ~\$40,000 to Reserves this year
 - There will be NO increase in assessments for 2010
 - We have improved our budgeting process
- Water Feature
 - Repairs were completed and paid for from Reserves and the Ridge
- The Boulevards
 - The paving project was completed



President's Report

- Landscape Renovation Master Plan
 - An Evaluation Report was completed
 - Development of a Master Landscape Plan is underway
 - Project will extend over five years and cost ~\$400,000
- Reserve Analysis and Use
 - A Reserves Analysis was completed
 - The Master Plan and Reserves will be annually reviewed to assure we have adequate funds for unforeseen emergencies and necessary repairs and replacements



President's Report

- Safety & Security
 - Our boulevards have been repaved
 - The stop sign was enlarged
 - Patrols adjusted to meet our needs
- Let's Work Together !
 - *Your work needs your help*
 - We need additional volunteers for committees and the Board
 - Send me or any member a note if you would like to help.
- Thanks to all who have served!
 - It's been a good year
 - Barton Creek is special because of your work
- It has been an honor to work with and for you all!



BARTON CREEK

Thank you for coming!