



# BARTON CREEK PROPERTY OWNER'S ASSOCIATION, INC.

## Barton Creek North Master POA Board Meeting

May 24, 2023 3:00 PM  
Oak Hill Fire Department  
4111 Barton Creek Blvd.  
Austin, TX 78735

### MINUTES

#### Directors Present

David Risser - President  
Dale Misczynski - Vice President  
Shelley Friend - Director  
Arthur Kipke - Treasurer  
Bob Clyne - Director  
Julie Moore - Director  
Abbe Carter - Director  
Rebecca McDonald - Director

#### Directors Absent

Jerry Eye - Director

#### Additional Attendees

Also in attendance, representing FirstService Residential, Community Manager, Elyssa Gonzalez, Assistant Community Manager, Krystal Sweet, and Regional Director, Demi Holladay.

### I. CERTIFICATION OF QUORUM

► **Quorum Established: Yes**

### II. CALL TO ORDER

#### Summary

Motion to call meeting to order made at 3:02 PM

### III. MEMBER FORUM

#### Summary

Guest Speaker - Frank Lofton Sheriffs Dept advised on Monday morning after Mother's Day there were reports of vehicles that were broken into throughout the community. There were about 10 reports and 3 firearms stolen. The majority of vehicles were unlocked but there were some busted windows. Frank reported younger gangs are becoming more common as they use juveniles to commit crimes since they have lower repercussions. These individuals were stealing cars or license plates. Frank mentioned, although safe and secure, gates don't prevent people from getting in. Gates are being forced open with vehicles that are likely stolen. One of the stolen vehicles was found in east Austin with other stolen items from other burglaries. For the Barton Creek North community, there are currently 5 patrols a week. We don't know that more patrols would be effective and worth the association's funds. Frank recommended to the

membership and residents that they ensure they put cars in their garages and if they don't, don't leave garage openers, keys, or any other valuables in vehicles.

#### IV. APPROVAL OF PRIOR MEETING MINUTES

▶ **Prior Meeting Minutes Approved: Yes**

**Motion:** Arthur Kipke  
**Second:** Shelley Friend

▶ **Resolved**  
*The motion passed unanimously*

#### V. MANAGEMENT REPORT

##### Summary

Community Manager, Elyssa Gonzalez, reported the last site visit completed was May 17th and provided an update on her pending task list items.

#### VI. FINANCIAL REPORT

##### Summary

Karl reported the association is still trying to get their arms wrapped around the new management company financials. The financials are currently pending landscaping and insurance renewals. He also reported that FirstService Residential is working to adjust monthly variance report.

#### VII. BUSINESS ITEMS

##### A. CONSIDER & APPROVE: REVISED 2023 OPERATING BUDGET & OPERATING ASSESSMENT

##### Summary

Revision of 2023 budget and considering of assessment - Dave provided information to the members and board in attendance explaining the need for the One-time Operating Assessment and Revised 2023 budget.

Motion - In consideration of the information provided by the BCNPOA Board President and Treasurer and the responsibility and authority of the Board of Directors for the Association's annual operating budget and relevant annual financial assessments pursuant to Section 5.03 of the Master Declaration of Covenants, Conditions and Restrictions, I move that the Board approve: (1) an increase in the 2023 Operating Budget of \$131,000 to cover 2023 annual operations, including restoring an acceptable reserve account level; and (2) to fund this Operating Budget increase, a one-time additional 2023 regular assessment of \$195 per resident and applicable commercial account assessment unit to be billed on July 1, 2023, or as soon thereafter as possible, and to be due for payment within thirty (30) days of billing.

**Motion:** Bob Clyne  
**Second:** Shelley Friend

▶ **Resolved**  
*The motion passed unanimously*

##### B. DISCUSSION: INSURANCE RENEWAL

##### Summary

Karl reported on the association's insurance renewals and reported they had gotten interest from Wharton Insurance but no bids have been received. He advised that insurance is likely to go up by 10%-15% but they are working with imperfect information. Barclay's current insurance company will be providing renewal proposals by the end of the week. Karl has instructed the Insurance companies to provide a variance of deductibles but a quick informed decision will need to be made for the renewal.

## **C. DISCUSSION: POSSIBLE COMMITTEE FOR BLVD. & TRAVIS COUNTY ISSUES**

### **Summary**

Board President, Dave Risser, advised the Board of several safety items that have been brought his attention and would like to discuss whether a committee was needed to address issues with Travis County. Traffic Speed, pedestrian and bike use, and other safety measures likely require a common voice from the community.

Diane Oncken mentioned a survey Woods I had done and the #1 response was to add trails or walking paths outside of the gates. Rich Harpel, Wimberly President, had also indicated that it was the same top request in Wimberly and Woods 3. Several Residents want to look into crushed granite trails but it was recognized that dialog with both of county and Stratus would be needed to be consulted with. They reported there is interest from the community as well as the schools but they need the support of the Master POA.

After discussion the Board concluded that more investigation was needed to determine how to engage the county. Rebecca McDonald and Dave Risser will work on next steps.

## **D. DISCUSSION: OPEN**

### **Summary**

No report.

## **VIII. REPORTS**

### **A. LANDSCAPING COMMITTEE: BOB CLYNE**

#### **Summary**

Bob reported that there were two downed oak trees on Lost Creek near Foothills. The cost to remove the heavily diseased tree and fallen oak is around \$2000. The irrigation system inspection was completed, and the system is now up and in good working order.

### **B. COMMITTEE OF COMMUNITY PRESIDENTS - DAVE RISSER**

#### **Summary**

Dave reported there has been no activity since the last meeting held in March. The new MACC guidelines will be the primary focus in the next couple of weeks.

### **C. ARCHITECTURAL CONTROL COMMITTEE - MARTIN ROCHELLE**

#### **Summary**

Martin reported on the new MACC member addition, former board member Patti Ohlendorf. He stated he is still working with Schanell, FirstService Residential ACC representative on the current compliance deposits received from the previous management company. Martin also advised of the newly revised MACC guidelines are to be circulated for review and provided to the Committee of Community Presidents. Martin advised the goal is to have them approved as soon as possible.

### **D. SAFETY & SECURITY COMMITTEE - DALE MISCZYNSKI**

#### **Summary**

Dale reported additional information from the Travis County crime report Officer Lofton had gone over in the Member Forum portion of the meeting.

### **E. GOVERNANCE COMMITTEE - PATTI OHLENDORF**

#### **Summary**

Patti advised the board that all items to report had already been addressed sufficiently earlier in the meeting.

**F. COMMUNICATIONS COMMITTEE - SHELLEY FRIEND**

**Summary**

Shelley reported the Spring Newsletter had been delivered to membership but did not have any analytics tracking. The next communication will have a link for residents to see the Newsletter. She also stated the website would be updated to reflect the board changes due to Patti's resignation.

**G. EXTERNAL AFFAIRS COMMITTEE - JULIE MOORE**

**Summary**

No report.

**H. DEVELOPMENT UPDATE - ABBE CARTER**

**Summary**

No report.

**I. BCCC - JERRY EYE**

**Summary**

No report.

**IX. ADJOURNMENT**

**Summary**

Meeting adjourned at 4:51 PM.

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APPROVED

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DATE