

Barton Creek North Property Owners Association

Regular Board of Directors Meeting

Meeting Minutes

Meeting was held via Teams On-Line at 10 AM

December 21st, 2024

Directors Present

Rebecca McDonald - President
Dale Misczynski - Vice President
Karl Kipke - Treasurer
Bob Clyne - Director
Richard Redfern – Director
Dan Budzius – Director
Abbe Carter – Director

Directors Absent

Julie Moore – Director
Shelley Friend - Director

Additional Attendees

Representing FirstService Residential, Community Manager, Johnathon Morales and Regional Director, Demi Holladay.

Patti Ohlendorf – MACC Chair

Certification of Quorum

Quorum Established: Yes

Call to Order:

Motion to Call Meeting to Order: 10:13 AM

Approval of Prior Meeting Minutes

The November Board Meeting Minutes were not approved, management to provide updated November Board Meeting Minutes for review/approval

Financial Report

Karl Kipke reported that the current financials are in good standing, with no extraordinary changes. He noted only modest increases for 2025, primarily for insurance and the management contract, with the most significant increase being for security patrol services. Karl, along with FirstService Residential, has confirmed with the association's attorney that the association has not been charging the correct amounts for the commercial accounts. FirstService Residential will provide the Board with the corrected amounts for these accounts.

Karl opened the floor to discuss the possibility of increasing the 2025 assessment rate or implementing an additional annual assessment to address upcoming price increases, such as security patrol services, vendor rate increases, and safety installations. Regional Director Demi Holladay has provided the Board with a draft of the 2025 Budget and will continue to collaborate with Karl to finalize the budget numbers, including the proposed increases.

Rebecca McDonald requested a more personalized communication to all Barton Creek North owners regarding any changes to the assessments. Karl initiated a discussion on safety installations, such as radar enforcement options, in relation to the 2025 Budget and potential assessment increases. The possibility of using the association's Reserve account to fund safety upgrades was also discussed. Karl recommended conducting a 2025 Reserve Study to ensure Barton Creek North is aligned with the prior

internal Reserve Study recommendations made after the severe ice damage to trees and other landscaping. He advised that the current reserves are at \$160K. Rebecca emphasized the importance of confirming the total cost of proposed upgrades before making any decisions. The Board discussed various options for radar enforcement, including mobile radar units that can be relocated as needed or permanent radar poles at specific locations. It was determined that any decisions would be postponed until the 2025 Budget is approved.

Manager's Report

For timing purposes, the manager report was skipped

President's Report

Rebecca McDonald informed attendees that the current website maintenance provider, Double Fox, will no longer be providing services in 2025. As Double Fox operates on a private server, Barton Creek North will need to hire a new website maintenance provider. A one-time migration service fee will be required to facilitate the transition.

NEW BUSINESS

Resignation of Shelley Friend

The Board of Directors utilized this time to express their sincere gratitude to Shelley Friend for her dedicated service and contribution to the Barton Creek North Board of Directors. Shelley is resigning from the Board since she and her husband are moving out of the Barton Creek North area to be closer to family. Shelley has been an invaluable member of the Board, offering thoughtful insights and contributions. The remaining Board members extend their genuine appreciation for her dedicated service.

Appointment of Patti Kocher

The Board of Directors used this time to appoint Barton Creek North POA's newest Board Member, Patti Kocher, to fill the remainder of Shelley's term. Patti and her husband are residents of Woods III.

Motion

Julie Moore made a motion to appoint, Bob Clyne seconded the motion. The motion passed unanimously.

Landscape - Ecogrow Contract Finalization

The Board of Directors took this time to review the Texas EcoGrow Landscape Contract. It was determined that the contract was missing key information, including the Barton Creek Bid Requirements, Annual Service Calendar, and Certificate of Insurance. Management will confirm with Texas EcoGrow to ensure these details are updated and resubmitted to the Board for review.

Following the discussion of the proposal, the Board motioned to approve the Texas EcoGrow Maintenance Contract, with the aforementioned edits. President Rebecca McDonald expressed her gratitude to Patti Ohlendorf for her assistance with the contract negotiations and valuable input.

Motion

Bob Clyne made a motion to approve, subject to the revisions discussed. Rebecca McDonald seconded the motion. The motion passed unanimously.

2024 Election Of (2) Director Positions

The Board of Directors discussed the two upcoming vacancies for Board positions, each with a three-year term, for the 2024 election. The Board passed a Resolution instructing Management to send out a "Call for Candidacy" letter to all Barton Creek North members by December 23rd, 2024, requesting that owners submit their nominations, expressions of interest, and a brief biography to FirstService Residential. Nominations will close at the end of business on Monday, January 6th, 2025. An electronic election will be held thereafter if there are more candidates than open Board positions. If there is not a contested election, the candidates will be appointed to the Board.

2025 ANNUAL MEETING DATE DISCUSSION

The Board of Directors discussed the 2024 year-end financials. President Rebecca McDonald inquired about the timeline for the distribution of the association's financials to the Board for review. Regional

Director Demi Holladay advised that monthly financials are provided to the Board by the 20th of each month.

Rebecca then asked the Board Members in attendance for their input on the timing of the 2025 Annual Meeting. The 2024 and 2025 Annual Meetings will be combined and held in April 2025 to accommodate both the 2024 and 2025 elections and the updated annual schedule for elections and annual meeting. Beginning in 2026, the Annual Meeting will be scheduled as close as possible to the closing of the financial year records.

Reports

Landscaping Report – Bob Clyne

Bob Clyne provided an update on the association's irrigation system, noting that the system was turned off on December 16, 2024, and will remain off during the winter months. Newly appointed Landscape Chair, Rick Redfern, will resume irrigation in the spring, following the last frost.

Bob also informed the Board that January 2025 is the appropriate time to render water bills to The Ridge and North Rim for allocation and collection, in accordance with the formula outlined in the respective contracts. Additionally, it was reported that the current Landscape Maintenance company, LandCare, has not been responsive or helpful in assisting with the location of the sub-meters in The Ridge.

Committee Of Community Presidents - Rebecca McDonald

No report was given.

Architectural Control Committee - Patti Ohlendorf

Patti Ohlendorf informed attendees that the MAAC is in good standing, with over 40 active projects and two pending projects expected to be cleared within the coming weeks. It was agreed that FirstService Residential, the Barton Creek North Board of Directors, and the MACC will collaborate to address again and determine the best course of action regarding duties, inspections, and timelines moving forward.

Safety & Security Committee - Dale Misczynski

Dale Misczynski informed attendees that there were no significant developments over the past month. He provided an update that the Sheriff's Department is prepared to proceed with monitoring seven days a week. Woods I and Woods II have requested additional services and have been directed to contact the Sheriff's office directly. Dale also confirmed that the Flock Presentation will take place at the next monthly Board meeting.

Governance Committee - Patti Ohlendorf

The Governance Report was given during the actions addressed above on the 2024 election and the 2024/2025 Annual Meeting. Rebecca McDonald motioned to approve the proposed Resolution; Dan Budzius seconded the motion. The motion passed.

Communications - Shelley Friend

Shelley Friend was not present, no report was provided.

External Affairs Committee - Julie Moore

Julie Moore was not present, no report was provided.

Development Update - Abbe Carter

Abbe Carter was no longer in attendance, no report was provided.

BCCC - Dan Budzius

Dan Budzius shared that the Barton Creek Country Club Holiday Party was a great success. He informed the Board that a survey had been distributed to Barton Creek North Country Club members to gather feedback on their experiences and overall satisfaction. Additionally, Dan announced that the BCCC Tennis Program is scheduled to begin in the next three to four days.

ADJOURNMENT

Rebecca McDonald made a motion to adjourn the meeting, Karl Kipke seconded the motion.

The meeting adjourned at 11:31am.