

Barton Creek North Property Owners Association

Regular Board of Directors Meeting

Meeting Minutes

Meeting was held in person and via Teams On-Line

November 20th, 2024

Directors Present

Rebecca McDonald - President
Dale Misczynski - Vice President
Arthur Kipke - Treasurer
Shelley Friend - Director
Bob Clyne - Director
Richard Redfern – Director
Dan Budzius – Director

Directors Absent

Abbe Carter – Director
Julie Moore – Director

Additional Attendees

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

Patti Ohlendorf - MACC
Sub Association Presidents:
Kerry Pollard - The Fairways
Kelly Liang - Foothills
Robert Durkee - Governors Hill
Gene Terry - The Ridge
Rich Harpel - Wimberly Lane
David Detwiler - Woods III

Certification of Quorum

Quorum Established: Yes

Call to Order:

Motion to Call Meeting to Order: 3:04 PM

Approval of Prior Meeting Minutes

President Rebecca McDonald made a motion to approve the previous October Board Meeting Minutes with Patti Ohlendorf's edits that were provided during the meeting. Dale Misczynski seconded the motion, the motion and it passed unanimously.

Financial Report

Karl Kipke reported overall financial numbers are being reported correctly and that previous financial anomalies resolved for now. October financials were clean, and the main focus regarding financials is on the upcoming 2025 Landscape Contract and how that will reflect on the 2025 BCN Annual Budget. Karl also reported that Barton Creek North POA has maintained stability over the years, however, the cost of living is expected to rise in 2025, and the Barton Creek North Property Owners Association (POA) will need to continually assess the situation and be prepared to make necessary adjustments.

Manager's Report

Community Manager, Johnathon Morales, provided attendees with information regarding the CTA (Corporate Transparency Act) and the Board of Directors future required obligations regarding this new law that has taken effect starting in 2025. Johnathon also provided information regarding FirstService Residential's new RSS (Resident Support Services) feature that provides Owners an updated way to access support for; account balances, general complaints/suggestions, access control devices, and all other questions they may have 24/7.

President's Report

Rebecca McDonald utilized this opportunity to emphasize the importance of effective communication with all sub-associations to facilitate a smooth and efficient flow of information across all communities within the Barton Creek North POA. She expressed her gratitude to the Presidents of each sub-association for their attendance and invited feedback on topics including sub-association meetings, safety concerns, landscape issues, and security enforcement. Additionally, Rebecca highlighted a specific safety concern along Barton Creek Blvd and presented potential solutions under at least high level discussion to enhance safety, such as the installation of additional stop signs, crosswalks, speed bumps, mobile speed signs, additional striping, and bike lanes. Rebecca also asked for all sub-association President's to ensure FirstService Residential has the correct email address for each.

Reports:

1. Landscaping Report – Bob Clyne

Bob Clyne went over the Landscape Report from FirstService Residentials previous landscape drive/inspection with LandCare that took place on 11/19/24.

Landscape Report Summary (12/15/24):

Watering: Water will be turned off except for areas where annuals are still being re-established. Irrigation: Irrigation check was completed on 11/20; LandCare will provide a full report. Native plants are doing well.
Mulch Application: Mulch is being applied in phases, with a progress update due by 11/22.

Annuals Replacement: Annual replacements will occur from 11/25-11/29.

Foothills Area:

Main Entrance: Annuals are recovering, and LandCare will monitor their progress for potential replacement.

Left of Owner-Only Entrance: A homeowner's tree is growing on both sides of the fence; Board direction is needed for removal.

Right of Owner-Only Entrance: Cabbage and pansies will be replaced this week or early next week.

Woods Area: A tree in the center island near the entrance will be removed this week or during the next visit. A photo has been taken for reference.

Caribou Area: Annuals will be replaced this week

2. Committee of Community Presidents- Rebecca McDonald

Rebecca previously addressed the importance of communications with Community Presidents during the President's Report. Rebecca also requested that all sub-association Presidents provide the BCNPOA Master Association with updates regarding any changes to their respective Boards.

3. Master Architectural Control Committee – Patti Ohlendorf

Patti Ohlendorf presented updates on various projects across the nine communities managed by the MAAC. She sought the opinions of the BCNPOA Board of Directors and sub-association Presidents regarding the potential addition of sports courts, specifically pickleball courts, and the use of artificial grass, in response to several requests received by the MAAC. Patti also shared information about a state law that prohibits HOAs from reducing conservation efforts made by homeowners, noting that the law does not specifically address artificial grass. The consensus of the group was that the MAAC continue to handle requests on a case-by-case basis under current processes.

4. Safety and Security Committee- Dale Misczynski

Dale Misczynski provided attendees with an overview of the www.spotcrime.gov platform, explaining its functionality and how it allows users to access reports and information about incidents within a 5-mile radius of any inputted address. Dale shared specific incidents occurring within the communities. He also updated the Board that the FLOCK presentation has been postponed until January 2025. Following this, an open discussion took place among attendees regarding the potential benefits of the FLOCK system for the community.

Dale further addressed the current patrol services provided by the Sheriff's Department for the BCNPOA. Board President Rebecca McDonald solicited feedback from the attending sub-association Presidents on the possibility of increasing patrols, to which all present expressed their support for an enhanced patrol service. Dale and Rebecca also discussed the Sheriff's Department's "Close Patrol" feature, available at no charge through the Sheriff's Department website. This

service provides residents with the option to have an officer conduct walkarounds of their homes while they are away, offering additional security and peace of mind

5.Governance Committee- Patti Ohlendorf

Patti advised that all pertinent information had been discussed in the meeting already.

6.Communications -Shelley Friend

Shelley reported that the Association's website is up to date and that she will have some information to go onto the website and in the newsletter.

7.External Affairs Committee- Julie Moore

Julie was not present, no report.

8.Development Update- Abbe Carter

Abbe was not present, no report.

9.BCCC- Dan Budzius

Dan Budzius, the new General Manager at Barton Creek Country Club and a Director of the Barton Creek North POA, introduced himself and shared his enthusiasm about being part of the Barton Creek North POA. He informed attendees that he will be providing updates on upcoming events, as well as introducing the new Tennis Instructor, PGA Professional Golf Director, and Chef at Barton Creek Country Club. The new chef will be unveiling a refreshed menu in 2025.

Recess for Executive:

The meeting was recessed at 4:10PM for Executive Session.

Executive Session was held for a discussion of negotiated contract issues.

Open Session Reconvened

The Open Session of the Board of Directors reconvened at 5:08PM.

Bob Clyne motioned that the Board of Directors authorize the Landscape Committee and Governance Committee to finalize contract negotiations in accordance with the Executive Session regarding Texas EcoGrow and present the finalized contract to the Board President for signature. The finalized contract will be circulated to the Board by email for unanimous consent. Karl Kipke seconded the motion.

All in favor, the motion passed unanimously.

Meeting Adjourned:

Karl Kipke made a motion to adjourn the meeting, Dale Mischynski seconded the motion. All in favor.

The meeting was officially adjourned at 5:14PM

