

**SPRINGBROOK
OWNERS ASSOCIATION**

P.O. BOX 200145
AUSTIN, TX. 78720
(512) 918-8100 Fax (512) 918-8121

Annual Meeting

May 14, 2019

7:00P.M.

Springbrook Community Park

Annual Meeting Minutes

Call to Order

The meeting was called to order at 7:45 PM.

Establishment of a Quorum

The meeting was called to order. As there was not a quorum of the required 25% homeowner representation either in person or by proxy, the meeting was adjourned. In accordance with Sections 3.3 & 3.4 of the Bylaws of the Association subsequent meetings will be called to order to achieve the quorum.

A second meeting was called to order. As there was not a quorum of the required 12.5% homeowner representation either in person or by proxy, the meeting was adjourned.

A third meeting was called to order. As there was not a quorum of the required 6.25% homeowner representation either in person or by proxy, the meeting was adjourned.

A fourth meeting was called to order. As there was not a quorum of the required 3.12% homeowner representation either in person or by proxy, the meeting was adjourned.

A fifth meeting was called to order. The required quorum of 1% was achieved with 4 homeowners represented in person or by proxy.

The Board was represented by Joe Grimm, Kristen Berry, and Troy Merritt. Levi Phelps and Amy Trent were absent. The management company, Preferred Association Management Company, was represented by Shadana Chancellor-Hurd.

Review/Approve Prior Annual Meeting Minutes

The 2018 Annual Meeting Minutes were reviewed.

Motion to approve the meeting minutes: Joe Grimm

Motion 2nd: Troy Merritt

Motion Carried: Unanimously

Review Financial Statements

The Balance Sheet for the periods ending December 31, 2017 and March 31, 2019 were reviewed. The Profit & Loss Statement for those periods were reviewed as well. Shadana Chancellor went over the financial statements and answered any questions.

Community Report

This past year the parking lot at the park had the road base refreshed. Various areas around the trail were repaired. Concrete was added to areas with major washout. Other areas around the trail will be considered during the next phase of repairs, especially the walkway leading up to the park. The community's monument signage on Heatherwild and Pflugerville Parkway removed. This land was sold. The sign was placed there years ago. Board will consider replacing sign when needed. More participation from owners needed. Board will use additional signage to notify community of all events. Hopeful to have a higher participation from all. The board will review the accounts at the attorney's office. The board will consider recommendations for removal from North Law to transition delinquent accounts to Cagel Carpenter Hazelwood's office. Review to be completed soon for the community to start transitioning to new collection attorney.

In 2019, the following community events will take place:

*Garage Sale; will be moved to June 1st. Bad weather makeup day June 8th.

* Movie in the Park; June 7th at the community park. Movie (Incredibles 2) to start at dusk. Free For All Owners in Springbrook

*Octoberfest/Chili Cook off; October 6th, 2019. Prizes for the winners

Election of Directors

There are three (3) positions on the Board of Directors open for election. An absentee ballot was sent to all owners in the association prior to the meeting with the following candidates; Troy Merritt, Levi Phelps, and Amy Trent. As there were no further nominations, the floor was closed to nominations and all candidates were elected by acclamation.

Troy Merritt, Levi Phelps, and Amy Trent will each serve a two-year term expiring in 2021. PAMco will reach out to Amy to see if she accepts the nomination and election.

Old Business/ New Business

Playscape broken again. The area that is broken will be left open as the supplier doesn't supply this part any longer.

New entrance monument will be considered as a future project.

Homeowner Forum

- 1) There was no forum

Adjournment

Motion to Adjourn: Troy Merritt

Motion 2nd: Joe Grimm

Motion Carried: Unanimously

Meeting adjourned at 8:10 PM

After the meeting an Organizational Meeting was held by the new Board. The purpose of this meeting was to elect the officers of the Board. The following positions will be held by:

President – Joe Grimm- 2018-2020

Vice President – Levi Phelps- 2019-2021

Treasurer – Kristin Berry- 2018-2020

Secretary – Troy Merritt – 2019-2021

Director – Amy Trent upon Acceptance of position- 2019-2021