



Behrens Ranch HOA Quarterly Meeting

March 24th, 2010

Agenda

- **Introduction of Current Builders**
- **President' Report**
- **Treasurer's Report**
- **Other Business**
- **Q&A**



Introduction of Current Builders



President's Report

William Orange

Presidents Report

- Board has continued to review All HOA contracts
 - Completed and signed re-negotiated Landscape Contract – Awarded to Native Land Design
 - Currently reviewing CMA contract
 - Next priority will be Amenity Center Cleaning contract
 - Followed by Pool and Windmill maintenance contract
- Continue to build and solidify relationships with external entities (City, RRISD ,etc)
 - City's Master Plan is currently being reviewed and usage of Hwy 3406 and Wyoming Springs is up for debate
- Board continues to aggressively deal with dues delinquencies following our By-Laws for collection (24 residents with outstanding dues payments)
 - Residence that are foreclosed, the Board attempts to work with previous homeowner and bank to maintain property before last resort of expense of HOA money.

Presidents Report (cont)

- Spring Cleanup planned for area in and around the Amenity and Pool – to be scheduled for early April
- Reminder of upcoming elections
 - There will be a Republican Runoff Election on April 13, 2010 for the following races:
 - Justice, Supreme Court Place 3
 - Member, State Board of Education District 10
 - May Elections – School Board Places 4 and 5 – (be on the lookout for more info)
 - Please get out and vote and make your voice heard
 - Last month's primaries, precinct 382 was 17% participation rate, this is dramatically up from the 4% from last years local elections, but we can do better.
- Board will hold a facilitated Amenity planning session on how to spend our current capital reserves for the community, date is TBD but targeting late April/early May - want a big turnout to gather as much input as possible
- Board meets twice a month (2nd /4th Tuesday of each month)



Treasurer's Report

Larry Yawn

Treasurer's Report

- Current HOA Financial status (as of end of February):
 - Total Annual Operating Income: \$102,196.80
 - Total Annual Expense year to date: \$63,785.07 (includes reserve deposits)
 - Operating Account: \$50,356.38
 - Contingency Reserves: \$36,073.46 (target \$50,000)
 - Capital Reserves: \$143,466.85
- 2010 HOA Budget Savings Expectations
 - Change of Electrical Providers – YTD savings of \$3800 (est. annual savings of ~\$15,000)
 - Change of Insurance providers – Paid on an annual basis (est. annual savings of ~\$6000)
 - Change of Landscape providers – YTD savings of \$10,000 (est. annual savings of approximately ~\$50,000)
- Considering external audit of the 2009 Financial Statements similar to 2008 audit

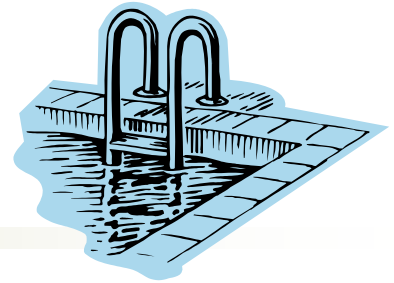


Other Business

Upcoming Neighborhood Events

- **Easter egg hunt – Sunday, March 28th @ 3pm**
 - In order to participate, you must donate 12 filled eggs per child, see website for drop off locations
- **Neighborhood Garage Sale, Saturday, April 17th @ 7am**
- **City of Round Rock Spring Clean-Up Week - Saturday, April 17th - Friday, April 23rd**
 - Household Hazardous Waste Collection on Saturday, April 17th (paint, pesticides and fertilizers) can be dropped at the Recycling Center located at 310 Deepwood Drive.
 - For more information on household hazardous waste collection, roundrocktexas.gov/recycle
 - Bulk trash pick-up will occur the following week from Monday, April 19th through Friday April 23rd. Residents may place large bulky items out with normal trash on regularly scheduled pick up days.
 - **Items that should not be placed by the curb include computers, appliances with Freon or any automotive product. Tree limbs or brush piles will not be picked up.**

Summer Pool Rules



- Pool closes at 10:00pm.
- Adult swim is from 6:00am to 9:00am on Tuesday, Thursday, Saturday, and Sunday.
- No one under 18 allowed in the pool prior to 9:00am.
- Pool is for residents and guests only.
- **Children under 12 must be accompanied by an adult or responsible person over 18.**
- Proper swim attire is required (no cut-offs, thongs, etc.)
- **Children who are not toilet trained are required to wear a swim diaper.**
- For safety reasons, pool should not be used unless two or more people are present within pool enclosure.
- **Food and beverages are permitted in the pool deck area only.**
- Smoking is NOT permitted in the pool or pool area.
- **No glass containers or bottles.**
- Absolutely NO PETS in the pool or pool area.
- No running.
- No diving.
- **Gates must remain closed at all times.**
- No loud or obnoxious noise or conduct in pool area- this includes radios, CD players, etc.
- No public intoxication allowed in pool area.
- Swim safely and treat others as you would like to be treated.
- **Clean all trash and debris from your area before leaving.** Trash cans are provided for your use.
- The Homeowner's Association is not responsible for accidents.
- Furniture is not permitted in the pool at any time.
- No grilling or open flame except in designated area using provided grills located outside of pool fencing.
- Pool cleaning crew has priority.
- Reservation of the Amenity Center does not give a resident unlimited/exclusive access to the Pool area
- **Violations of these rules may result in termination of pool rights.**

Volunteer Opportunities

- **Amenity Committee** - Responsible for maintaining and enhancing the quality leisure and recreational spaces in the common areas of the community.
- **Budget Committee** - Responsible for recommending and maintaining an annual expenditure plan which provides maximum benefits and services to the community as a whole and which ensures reasonable annual dues expectation from homeowners.
- **Subordinate Architectural Control Committee** - Responsible for reviewing and approving property improvements and supporting enforcement of deed restrictions.
- **Landscape Committee** - Responsible for monitoring enforcement of landscape maintenance contracts and developing long term plans for landscape design and maintenance for all common areas beyond those managed by the Amenity Committee.
- **Neighborhood Communications Committee** -Responsible for facilitating neighborhood communication on various issues of interest.
- **Neighborhood Events Committee** - Responsible for planning and coordinating all social events/parties for the Association.

We are ONLY as STRONG as those that volunteer.

GET INVOLVED!!!

Neighborhood Parting Thoughts

- Our neighborhood is only as strong as our residents.
- We must police ourselves and take pride in the neighborhood. If we don't, no one else will.
- All exterior modifications must be submitted for approval. Instructions are on the website in the FAQ section.
- Deed restrictions are in place to maintain a high neighborhood quality of life; please follow them. If you don't know what they are, contact Certified Management for the latest copy of restrictions.
- If you see something that does not look right, please report it to the Board or Certified Management. If it is someone breaking the law, call the police.
- Lastly...get to know our deed restrictions and rules and get involved to help the neighborhood prosper and grow.

Neighborhood Concerns

- If at any time you see something in the neighborhood you feel is not appropriate, please contact Certified Management and report the situation.
- Certified Management can be contacted in 2 ways, phone or email.
 - If the situation requires immediate attention, please call them at 512-339-6962, and follow up with an email to them at behrensranchma@cmaaustin.com.
 - If the situation is less urgent or just a general question, you will usually get a better response if you just utilize email. Feel free to include the Advisory Committee on any interactions with Certified Management by including our email address board@behrensranch.org in any communications you send them.
 - If you want the Board to take any action, you will need to clearly outline your request.
- Please DO NOT email the Board for urgent issues in the neighborhood and expect us to take action, this is why we pay Certified Management. Please include us as we do want to be aware that a situation existed, but since we are residents of the neighborhood and volunteers we are generally a few days behind on email.
- If you ever see a situation at the pool or the surrounding Amenity center that is not safe or is deterring our residents from utilizing our amenities, please immediately report the situation to Certified Management.
 - As much information as you can provide related to the situation the better.
 - The phone number is located on the signs at the pool entrance. They have a 7x24 hour service that will respond to any situation.
- If you have any questions, concerns or issues, please visit our neighborhood website www.behrensranch.org where you can find answer to many question or pose questions or start discussion threads.
- Or as always feel free to contact Behrens Ranch Board with your comments at: board@behrensranch.org



Q&A



Backup

Original Amenity Master Plan



**PROPOSED BEHRENS RANCH
AMENITY CENTER MASTERPLAN**
08.23.06
TAG #6050.1

City Park Update

