

**TRAVIS OAKS CONDOMINIUMS OWNERS ASSOCIATION,  
INC.**

**MINUTES OF ANNUAL MEETING OF MEMBERS**

February 12, 2009

The undersigned, President of the Travis Oaks Condominiums Owners Association, Inc. (the "Association") hereby certifies that at 7:00 p.m., February 12, 2009, the annual meeting of the members of the Association was held at Clarion Inn & Suites, 2200 South IH-35, Austin, Texas 78704. Association Board Members, Jeff Beckage, Fred Aikman, Tim Zabawa, Brian Cooney and Tom Earp were present. Peter Freedman and Rachel Colby with RealManage were also present.

Board President Jeff Beckage called the meeting called to order at 7:15 P.M. Business was conducted, as follows:

Item (a) Determine Votes Presented by Roll Call or Check-In Procedure

The Sign-in sheet of the members made a roll call record of the meeting. The sign-in sheet is included as part of the permanent Association record as maintained by Pioneer Real Estate Services (Exhibit "A"). Proxies are included in the permanent records as Exhibit "B".

Item (b) Announcement of Quorum

It was verified that quorum was present and the meeting could be conducted.

Item (c) Proof of Notice of Meeting

Proof of Notice of timely mailing to all members, under declaration requirements, was established and is included in the permanent record as Exhibit "C".

Item (d) Reading and Approval of Minutes of Preceding Meeting

The homeowners in attendance were asked to review the previous year's minutes for approval. A motion was made by Jeff Beckage and seconded by Tim Zabawa and unanimously approved the reading of the 2008's Annual Meeting of Members Minutes held on February 11, 2008 and to approve them as written.

Item (e) Report of Officers

I. Jeff Beckage's Report

Jeff Beckage introduced himself to the members. President Beckage first discussed the previous success of having a community clean up. President Beckage stated that he would like to continue the community clean up some time this year. President Beckage asked the members to visit the association's website and that the website contains valuable information and links to the management company and neighborhood watch program. President Beckage explained that the association fired A-I the maintenance company, because of their poor performance. President Beckage introduced the new management company that the association had hired. The new

management company of Travis Oaks HOA is RealManage. President Beckage explained that the Board of Directors chose RealManage after discussions with 4 potential management firms, personal interviews with two firms including RealManage. Because of quality referrals from RealManage clients, RealManage's extensive Internet based communication system for financial reporting, work order capacity and their very professional and well documented procedures for HOA management RealManage was the obvious choice.

## II. Tim Zabawa's Report

Director Zabawa stated the association's cash balance had increased from thirty-five thousand on Jan 1 08 to \$92,900 and increase of \$57,500. Director Zabawa explained that the association still has a few members who are continually delinquent in paying their monthly fees and that in 2008 more members were paying their assessments on time than previous years. Director Zabawa explained to the members that the association has had trouble collecting special assessments from members and encourage all members to be current on their assessments and special assessments. One member asked the Board if they can cut off the association's free cable to residents who are delinquent. Director Zabawa stated that this was a good idea and that the board would look further into whether they could make this happen.

Director Zabawa told the members that the association had spent over \$94,000 to replace roofs on the 13 buildings (32% of the total). Director Zabawa went further in detail about why the roofs cost so much: roofs were in worse shape that anticipated and price of materials had increased with the rise in fuel prices.

Director Zabawa went over the association's 2008 budget detailing the expenses of the association and explained which expenses were in line with the budget and the expenses that were over budget. Some of the items over budget include electricity, trash, water, and sewer. Director Zabawa displayed a PowerPoint presentation to the members, which included pictures of items that were fixed and improved in 2008 and items of priority that will be fixed in 2009. Director Zabawa explained to the members that the items that the association would like to fix are included in the 2009 budget.

At this time some members had concerns with intruders in their neighborhood. Members asked Board if the association had a community watch program. Board responded that there is no neighborhood watch program yet, though if members would volunteer to run the program, it would be happily welcomed. Also, the Board explained to the members, that there is place on the association's website for members to report thefts or mysterious persons on the association's ground.

## III. Fred Aikman's Report

Director Aikman explained to the members why he believed that Travis Oaks is such a great community to live in, explaining that community supports individuality. Director Aikman encourage members to make their units their own by dressing up the front of their units, and encouraging members who live on the first story to plant native and water friendly plants around their unit.

Item (g) Election of Open Board Member Seats

There was only one member (Jeff Beckage), prior to the meeting that was on the ballot. The Directors asked the members if any one else would like to run or nominate another homeowner. Another two homeowners were nominated to be on the ballot: Adam Mueller and Jennifer Mehis. The members on the ballots gave their speeches as why the homeowners should vote for them to be on the Board.

Directors Adam Mueller and Jennifer Mehis were elected for two year terms.

Item (h) Homeowner Forum

Homeowner forum was conducted and owners shared their comments and concerns.

There being no further business, the meeting adjourned at 9:15 P.M.

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President

Date: \_\_\_\_\_

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