

Travis Oaks Condominium Association, Inc.

Minutes of the Meeting of the Board of Directors

Tuesday, May 25, 2010 6:30 p.m.

2215 Post Rd. #2056

Austin, Texas 78704

Meeting called to order at 6:43 p.m.

Board Members in attendance were Paul Betancourt, Adam Muehling, Donna Miller, Fred Aikman and Jennifer Mehis was in attendance.

Homeowners John Putnam Unit #1018 and Matt Kuntz Unit #2033 were also in attendance.

Representing RealManage was Cristy Chatfield Association Manager.

Fred Aikman made a motion to approve the minutes from meeting held March 30, 2010 and Adam Muehling seconded. Motion Carried.

Business:

The following items were approved by the Board via email and are being ratified into the minutes:

Board Positions-Paul Betancourt-President, Donna Miller-Vice President, Jennifer Mehis-Treasurer, Adam Muehling-Secretary. Robert Hurley resigned and Fred Aikman nominated by the Board to replace him through the remainder of 2010 term as Director. An election will be held at the 2011 Annual Meeting and the position will be elected for a two year term. The Travis Oaks website has been updated to reflect the new Board positions.

Brief overview of the owner vs. leased occupancy: There are 146 units in Travis Oaks and the owner occupancy ratio is 73.97% based on address and market research provided by Donna Miller.

Integrity Builders was awarded the bid to repair the stairway, landing and adding a required limited common element (which consisted of a landing wrap-around, i.e. balcony) for unit #2024 in building 14.

Flooding/erosion control and foundation/patio repair approved and awarded to Integrity Builders for Bldg. 25

Renewed liability and hazard insurance through Watkins Insurance Group renewal period is 4/10-4/11.

Approved water shut-off valve replacements and Y-strain filters for buildings 4, 5, 26 and 28 to AllState Plumbing.

Discussed Waste Management contract renegotiation.

Architectural Control Committee (ACC) approved new screens for unit #2089 and Fred Aikman appointed head of ACC.

General Water and Plumbing Issues: Due to unplanned association expenses of over \$23,000 to go into units and clean out lines clogged by sediment (caused by the City of Austin) and calcium/lime deposits (naturally occurring in aged copper pipes) that are pushed through the plumbing system with main line (community-wide) water shut offs, the board has come to the decision that the association will no longer pay for plumbers to enter into individual units to clean out filters and valves from these issues. A permanent external fix to this issue is being researched.

The electric transformer was replaced for the irrigation clock located in the pool pump area that controls the northeast area of the complex.

Irrigation repair was approved for building 37 and awarded to TruGreen.

Pool permit was renewed through 2/21/2111.

The SVRS pool filtration system was installed per Austin/Travis County inspection.

Mainline irrigation repair near building 21 has been delayed because the water will need to be shut off to the entire community in order to affect repairs. This will be repaired when other water valve replacements can be scheduled. Irrigation repairs at the front of the complex have been approved and awarded to TruGreen.

Approved the following 2010 future board meeting dates: July 20th , August 17th (official), September 21st , October 19th , November 16th and December 14th (official). **All dates and location are subject to change.** The meetings will be held at unit 2056 at 6:30pm. Owners will be given 30 mins. to address the board at unofficial meetings and 60 mins to address the board at official meetings.

Barbeque grill was ordered and will be located between buildings 34 and 40.

Reserve Study discussion was tabled until detailed study is conducted and a synopsis will be given to the Board to discuss at a later date.

Brief overview of the year to date financials was conducted.

A motion to ratify and accept into record these email decisions was made by Paul Betancourt to approve and Donna Miller seconded. Motion Carried.

New Business:

Open discussion between homeowners and Board members.

- Briefly discussed the recycling program and Donna Miller will get more information on another recycling company that is a non-profit organization.
- ACC/Landscape Committee-Briefly discussed 2010 beautification projects that were brought up by homeowner Matt Kuntz.

There being no more business to discuss the meeting was adjourned at 7:35 pm.

Respectfully Submitted,

Cristy Chatfield
Community Association Manager