

FOUR SEASONS FARM
HOMEOWNER'S ASSOCIATION

*A charming community in Kyle, Texas
just off IH-35 & FM 150 East*

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c/o Goodwin Management, Inc.
11149 Research Blvd., Ste. 100
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**FSF Community Meeting Minutes
December 16, 2008**

A Four Seasons Farm Community Meeting was held at Kyle Train Depot, Kyle, Texas. The following Directors participated: Caryn D. Moore and Nola K. Plumb. President Nola K. Plumb acted as Chairman of the meeting. Ms. Moore acted as the Secretary. The meeting started at approximately at 7:30 pm.

The following items were addressed:

Change in Director and Officers

Announced the resignation of Nathan Harris as Director and addition of Caryn Moore as a new appointed Director completing Nathan Harris' original 2 year term. Announced the reassignment of the Officer positions. Nola K. Plumb to be new President. The assignment of the Secretary/Treasure to be divided. Caryn Moore is assigned the position of Secretary. Nola Plumb will continue as Treasurer position, until new Directors have been appointed in May, 2009. Robert McDonald will continue as Vice-President.

Guest Speaker

Kerry Urbanowicz from the City of Kyle Park & Recreation Department. For more information visit www.KylePARD.com

Top Accomplishments in 2nd Quarter:

1. Both Community advisory signs are done and posted. These signs are used for notifying the community of upcoming events and/or meetings.
2. Neighborhood Watch signs are up in Section 2
3. Mowing of Vacant Lots - All vacant lots will be mowed when they reach 12" or 18" high, depending on the density of the grass or weeds. A very dense lot will be mowed when it reaches 12 inches, while a sparse lot will be mowed at 18 inches.
4. Goodwin Management current contracts are being reviewed. Board has received proposals from several other agencies for services. All proposals are currently being reviewed and awards will be made prior to the end of the year.
5. Services provided by Goodwin Management Company:
 - 2 drive thrus per month. Board is notified prior for someone to ride, if desired.
 - Copies of all violation letters will be provided to the Board
6. Collection of Past Due Fees & Fines
 - The Board has direct liens to start being placed on properties.
 - The Board will be placing a list of the outstanding collections on the website.
7. Announced the revision of the Violation and Fines Policy. Violation is per occurrence not based on violation sighting. Each sighting is considered an occurrence.
 - \$25 - 1st violation
 - \$50 - 2nd violation
 - \$100 - 3rd and following violation occurrence
8. Goodwin Management's proposed 2009 Budget was provided and reviewed by the Board. Proposed budget would result in a HOA dues increase of \$50.00. Board has denied the 2009 budget and requesting modifications and refuses the increase of HOA dues.
 - A new 2009 Budget is being prepared, reviewed, and reevaluated by the Directors.
 - 2009 Budget should now include Nash paying fees for only his lots. He's not paying the surplus any longer.
 - Current management and landscaping contracts are from 2004. Costs have increased significantly each year by these companies. New contracts are being accepted and reviewed by Board.

Committees

Social reviewed

Announced last quarter activities:

- o September - Community Yard & Bake Sale
- o October - Community Halloween Party
- o November - Community Progressive Dinner
- o December - Community Holiday Decorating Contest and caroling
- o On-going Community Game Night and Craft Nights

Announced upcoming activities:

- o More Community Game Night and Craft Nights. Kids welcome! Bring your favorite game. Next Game Night is on 01/09/2009 at 1292 Four Seasons Farm Drive. Next Craft Night is on 02/20/2009 at 299 Spring Drive.
- o January - Family Bowling at Sunset Lanes, 1304 Highway 123 in San Marcos. Cost: \$5 per person (includes shoes) for 2 hours of bowling. RSVP by January 15th.
- o April - Community Picnic & Easter Egg Hunt to be held on 04/04/2009. Location to be determined. Community Garage Sale to be held on 04/25/ 2009.

Neighborhood Watch reviewed:

National Night Out success. Kyle City Police and local Fire Station attended.

Questions & Concerns for the Directors:

A question was asked whether Nola K. Plumb could remain the Treasurer, given her new position as President. It was explained that Nola was continuing as Treasurer since neither of the current Directors, Caryn or Robert, wanted this position. Also, Nola was currently in the middle of working on the 2009 Budget and researching proposals for new services. A change at this time would not be beneficial for the association. The Bylaws and/or Articles do not specifically state that the President and Treasurer can not be the same person.

Adjourn:

There being no further business the meeting was adjourned at approximately 9:00 pm.

Caryn D. Moore

Secretary