

FOUR SEASONS FARM
HOMEOWNER'S ASSOCIATION

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

E-mail: info@fourseasonsfarm.org
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c/o Goodwin Management, Inc.
11149 Research Blvd., Ste. 100
Austin, Texas 78759

**MINUTES OF THE MEETING OF THE BOARDS OF DIRECTORS OF FSFCA, INC.
Monday, December 22, 2008**

A regular meeting of the Board of Directors ("Board") of FSFCA, Inc. ("Corporation"), a Texas corporation, was held at 311 Spring Drive, Kyle, Texas. The following Directors participated: Robert W. McDonald, III, Nola K. Plumb and Caryn D. Moore.

Ms. Plumb acted as Chairman of the meeting. Ms. Moore acted as the Secretary. It was determined that a quorum was present and Ms. Plumb called the meeting to order at 6:30 pm.

The board reviewed the proposals for the property management contract and landscape maintenance contracts:

I. Property Management Contracts

The board reviewed the following cost proposals for the Four Season Farms management services:

- " Alliance Association Management, Inc.
- " CSA Management, Inc.
- " Fitchwood Management
- " Goodwin Management
- " The Property Society, LLC
- " RealManage
- " Radec Management

RESOLVED, that after discussion and research by the Board, the Board has agreed to present Goodwin with a revised cost proposal. The proposal included the following items to be reviewed for potential fee reductions:

- " Office Supplies/Copies charges
- " Postage/Delivery charges
- " Management Fees charges

Upon Goodwin's approval of the revised cost proposal the Board will request a formal contract from Goodwin Management. Further negotiation of services may be reviewed to include, but may not be limited to:

- " Removal of Auto-Renewal
- " Removal of Auto-Increasing
- " Future assessment of liquidated damages

II. Landscape Maintenance Contracts

The board reviewed the following cost proposals for the Four Season Farms landscaping services:

- " Sergio Avila's Lawn Maintenance
- " Beautyscape
- " Diamondscape Inc.
- " Proscape Landscaping, Inc

RESOLVED, that after due consideration and review of the proposals by the Board, the Board has agreed to contract with Sergio's Lawn Care for the landscaping maintenance services for the Four Seasons Farms community.

III. Approval of 2009 Budget

The board reviewed the proposed budget presented by Treasurer, Nola K. Plumb, made a couple changes, and approved the 2009 budget as set forth in Exhibit A.

IV. Adjourn

There being no further business to come before the Board and upon motion duly made and seconded the meeting was adjourned at 8:07 pm.

Caryn D. Moore
Secretary

**Four Seasons Farms, Inc. (FSF)
Budget Detail (Cash) 2009**

Account	2009 Budget	Notes
<u>INCOME</u>		
Owner Dues	26,300	
Developer Funds	6,300	
OTHER INCOME		
Interest Income	50	
Late Fees	1,000	
<i>Newsltr/Adv. Sales</i>	0	<i>Pays for Social Events/Exp.</i>
<i>Social Activity Income</i>	0	<i>Pays for Social Events/Exp.</i>
Violation Fines	750	
TOTAL OTHER	1,800	
TOTAL INCOME	34,400	
<u>EXPENSE</u>		
ADMINISTRATIVE		
Accounting	160	
Management Fee	9,600	
Meeting Expense	350	
Newsletter / Directory	440	Based on 4 Newsletter per year
Office Supplies / Copies	1,020	
Postage / Delivery	900	
<i>Social Events/Exp.</i>	0	<i>Paid by any Social & Adv Monies</i>
Website Site Hosting	145	
TOTAL ADMIN	12,615	
UTILITY EXPENSE		
Electric	660	
Water & Sewer	800	
TOTAL UTILITY	1,460	
PROPERTY EXP		
Irrigation Repair	300	
Grounds/Yard Mainten.	6,500	
Misc. Prop. Exp.	0	
TOTAL PROP	6,800	
TAXES, INSURANCE		
Insurance-Liability	920	
Insurance-D&O	1,950	
Taxes-Federal Income	0	

TOTAL TAX & INS.	<u>2,870</u>
TOTAL EXPENSE	<u>23,745</u>
NET FUND CHANGE	<u>10,655</u>

Exhibit A