

**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.  
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**MINUTES OF THE MEETING OF THE BOARDS OF DIRECTORS OF FSFCA, INC.  
JUNE 18, 2009**

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 (participated via satellite), Nola K. Plumb, Caryn D. Moore, Pat Hough and Jim Huff.

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 6:50 pm.

The board acknowledge new directors and reviewed and assigned duties for the new board of directors:

I. New Directors, acknowledgement of all Directors and past Officer positions

The board welcomed the newly elected directors and reviewed section VI. Meetings of Directors, VII. Powers and Duties of the Board of Directors, and section VIII. Officers and their Duties. After discussion, upon motion duly made and seconded, the Board unanimously adopted the following resolutions:

RESOLVED, that the appointments of the following individuals effective as of June 18, 2009 to the positions with the Corporations set forth next to their respective names below be, and hereby are, ratified and approved in all respects:

Positions	Name	Motioned By	2nd By
President	Nola K. Plumb	Caryn Moore	Jim Huff
Vice President	Jim Huff	Nola K. Plumb	Caryn Moore
Treasurer	Pat Hough	Nola K. Plumb	Caryn Moore
Secretary	Caryn Moore	Nola K. Plumb	Jim Huff
Member	Robert McDonald		

II. Director Assignments

After discussion, upon motion duly made and seconded, the Board unanimously approved the following resolution:

RESOLVED, the Directors where assigned as Officer-in-Charge to each committee. The assignments are as follows:

1. Modification and Beautification Committee  
Officer-in-Charge [Director]: Jim Huff
2. Communication Committee  
Officer-in-Charge [Director]: Caryn D. Moore
3. Social Committee  
Officer-in-Charge [Director]: Nola K. Plumb
4. Neighborhood Watch  
Officer-in-Charge [Director]: Nola K. Plumb
5. Finance & Reserve Committee  
Officer-in-Charge [Director]: Pat Hough

RESOLVED, that the Authorized Officers be, and each of them acting alone hereby is, authorized and empowered and directed, on behalf of the Corporation to take all such further necessary or desirable actions, including, without limitation, any and all actions necessary to implement the transactions contemplated by the matters referred to herein, to cause to be prepared, executed, delivered and filed, all such documents, agreements, instruments, amendments, modifications, waivers, consents and applications and to make all expenditures and incur all expenses which they in their discretion deem necessary to carry out fully the foregoing resolutions, and the purposes and intent thereof, and the execution and delivery of any of the foregoing or the payment of any such expenditure in connection with the foregoing matters shall conclusively establish their authority therefore from the Corporate and the approval and ratification by the Corporation, of the documents or instruments so executed, the expenses or expenditures so paid and the action so taken.

FURTHER RESOLVED, information regarding committees:

1. Any member may be removed from a Committee with or without cause by the Officer-in-Charge or by the Board of Directors.
2. Committee Coordinator and Assist Coordinator terms are for two (2) years, unless unable to do so by reason of resignation, removal, or disqualification. A vacancy of either position may be filled by the Officer-in-Charge or the Board of Directors.

3. Finance Committee will continue to be under review and comes active when deemed necessary by the board.
- III. Appointment of Nomination Committee for 2010 Election

The board reviewed the responsibilities of the Nomination committee. After discussion, upon motion duly made and seconded, the Board unanimously approved the following resolution:

RESOLVED, the board appointed the following members for the nomination committee for 2010 election:

Pat Hough  
Joann Huff  
Nola Plumb

#### IV. Discussion of changes and processes for Modification Committee

The board reviewed CCRS, Article IV, Section 4.01 and 4.03 and Architectural Control Guidelines for Modification Committee, page 2 - 4.

RESOLVED, the board unanimously elected new members for the Modification Committee:

- a. Members previously appointed: Raymond Moore, Jim Hough, Kellie Daigle, Tim McBroom and Robert McDonald, III
- b. New members appointed by the Board:
  - i. Ernest W. Moore - Chairman
  - ii. Rick Plumb - Assistant Coordinator
  - iii. Raymond Moore - Member
  - iv. Tony Calkins - Member
  - v. Jeff Heater - Member

The board reviewed the current Modification approval process and Modification Form. After discussion the Board adopted the following resolutions unanimously:

RESOLVED, the board agrees all submitted request will be sent to Robert McDonald, III and the chairman of the Modification Committee. The Modification Committee will develop and maintain a log recording all submitted requests and their outcomes. The Modification log will be provided at each directors meeting for review. The chairman of the Modification Committee will coordinate directly with Goodwin Management Inc. to generate notifications of violations and letters sent and will have access through the Goodwin Management website to view such notifications. The board agrees that the Modification Committee will schedule and hold any meeting deemed necessary by the Modification Committee Chairman.

FURTHER RESOLVED, the board unanimously agreed that the Modification Approval form shall require three (3) Modification Committee members signatures for any request to be considered approved or denied. The board agreed the Modification form will be updated with the following changes:

- Add - (4) A Cover Letter summarizing the proposed improvements
- Remove - Pflugerville from the owner address area and add a line for requestor to fill in City.
- Modify - Work Phone: to read Work/Cell Phone
- Modify - MCC Initials to read MCC Signature
- Add - Two (2) additional signature lines for MCC Member / Date
- Add - Paragraph stating "In the event that the MC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved."

#### V. Schedule Upcoming Director Meetings & Next Annual Meeting

Board Meeting Dates. Ms. Plumb led a discussion regarding the schedule for meetings for the Boards for the balance of calendar year 2009/2010. After discussion, and upon motion duly made and seconded, the Board adopted the following resolutions unanimously:

RESOLVED, that the Board hereby adopts, approves and ratifies the following schedule of regular meetings of the Boards for the balance of calendar year 2009, which shall be in addition to any special meetings of the Board as may be called by the Board from time to time in accordance with the bylaws of each of the Corporations. The board discussed the need for Quarterly Community meetings and unanimously agreed to continue to hold these meetings on each 2nd Tuesday of each quarter.

Quarterly Community meetings will be held starting 7PM on the following dates:

September 15, 2009 / December 15, 2009 / March 16, 2010

FSF Annual meeting will be held starting 6:00 on May 13, 2010

Director meetings will be held starting 6:30 PM on the following dates:

September 17, 2009 / December 17, 2009 / March 18, 2010

VI. Contract managing responsibilities for the following:

The board discussed the managing responsibilities for Goodwin Management and Proscape. The board noted the improvements of the services from Goodwin Management since the change in appointed representative from Marilyn Childress to Deborah Bond as well as the lawn maintenance services since the change from Sergio back to Proscape. After discussion, and upon motion duly made and seconded, the Board adopted the following resolutions unanimously:

RESOLVED, that the Board unanimously appointed Caryn Moore to oversee and manage the services for Goodwin Management and Proscape.

VII. Modification Variances

The board reviewed CCRS, Article IV, Section 4.05 and Architectural Control Guidelines for Modification Committee, page 3 definition of Variance. The board discussed the guidelines for granting variances and method for communicating approval of such variances. The board discussed variance actions with regard to the modification request pending for Mr. Sullivan.

RESOLVED, that the board voted 4 approved and 1 abstained to grant Mr. Sullivan a variance for a 10 foot height shed which can be retained with the sale of his property. All variance letters will not be written by any board member and shall be written and sent only from the FSF board attorney and shall be clear they are not intended as taking precedence over the current CCR guidelines. The board also agreed to develop a formalized letter to be distributed to all homeowners which will remind homeowners of the modification approval guidelines, processes and actions that can be taken for any modifications made without approval.

VIII. General

After discussion, upon motion duly made and seconded, the Board unanimously approved the following resolutions:

The board discussed the changing of shed height from 8 feet to 10 feet.

RESOLVED, that the board abstained from changing height from 8 feet to 10 feet unless requested by homeowners of FSFC.

The board discussed the division of the Phase I and II communities.

RESOLVED, the board concluded that the division of Phase I and II sections can not be accommodated per CCRs guidelines article 11.

The board discussed the silt fences in Phase II.

RESOLVED, the board will be reporting to the developer to be removed.

The board discussed the absence of annual fee payment from Mr. Nash.

RESOLVED, the board will be contacting Chuck Nash to request annual fees be paid.

The board reviewed modification request for expansion of fence 136 Hiver which had previously been approved by the Modification Committee. However, various Board Members had requested the decision be overturned and denied.

RESOLVED, the board unanimously agreed to table the decision until each board member can adequately evaluate materials used within existing fence to determine if the original fence is within the guidelines.

IX. Adjourn

There being no further business to come before the Board and upon motion duly made and seconded the meeting was adjourned at 9:30 pm.

*Caryn D. Moore*  
Secretary