

**FOUR SEASONS FARM**  
HOMEOWNER'S ASSOCIATION

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

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**MINUTES OF THE MEETING OF THE BOARDS OF DIRECTORS OF FSFCA, INC.  
Thursday, November 12, 2008**

A special 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, Nathan Harris and Nola K. Plumb. Guest, Marilyn Childress, representative of Goodwin Management Company, was also present.

Mr. McDonald acted as Chairman of the meeting. Ms. Plumb acted as the Secretary. It was determined that a quorum was present and Mr. McDonald called the meeting to order at 7:10 pm.

**I. Authority to Increase Board of Directors to Five (5) Members**

The issue of whether the Board had the right to increase the number of members to five (5) members was brought up by Marilyn Childress.

RESOLVED, that after discussion and research by the Board, Article IX, Section 2 provides the Board the right to increase the number of Board Members. It was further determined that a Bylaw change for the member increase will be proposed at the 2009 Annual HOA Meeting.

**II. Violation and Fine Policy**

Increase fines and approve policy to be circulated to HOA members as required

The Board discussed the need to increase fines for violations of deed restrictions. After discussion, upon motion duly made and seconded, the Board unanimously adopted the attached Violation and Fine Policy as attached hereto as Exhibit A which specifies in pertinent part the following resolutions:

- a) For the first violation: \$25.
- b) For the second violation of the same provision/rule within 12 months of the first violation: \$50.
- c) All subsequent violations of the same rule within 12 months of the last preceding violation shall incur a fine of \$100.
- d) In accordance with the Texas Property Code, all violations of a similar kind, the Board may impose a fine that accrues daily for each day of the violation; the daily fine shall not exceed \$200 per day.

The 3rd violation of a similar kind will result in a \$25 fine and each subsequent similar violation will incur another fine for a twelve month period. Example: 3 notices of "Yard Maintenance Needed" will receive a \$25 fine. This can be any combination of mowing, edging, weed control, dead plants, watering needed, etc... (not just 3 notices to mow or 3 notices to edge, etc.)

When a fine is assessed, the owner will receive the notice of violation along with an invoice showing the fine has been added to their assessment account. An owner will have the opportunity to contest any fine within 30 days of the invoice date by submitting a written request to the property manager for a hearing with the HOA Committee.

**III. Create Nomination Committee**

The Board discussed the need to create the Nomination Committee in accordance with Bylaw V which states:

RESOLVED, that the Nomination Committee was created with the following appointed individuals effective as of November 12, 2008:

- a. Chairman (Director): Nola K. Plumb
- b. Member: Nathan Harris
- c. Member: Jo Ann Huff

FURTHERMORE, it was decided that all information received from Home Owner Association ("HOA") members who express a desire to serve as a Director will be forwarded to the Nomination Committee.

#### **IV. Budget**

The Board discussed and reviewed in detail current expenses of the HOA reflected in the financial statements. Current contracts for the Management and Landscaping Companies were reviewed. Proposals from other Management and Landscaping companies were reviewed. The 2009 proposed budget presented by Goodwin Management was reviewed in detail and compared to a proposed budget from Treasurer, Nola K. Plumb. The suggestion by Ms. Childress to raise HOA dues was visited in light of the proposed 2009 budget and 2009 HOA Due notices being sent out the end of November, 2008.

RESOLVED, that the 2009 Budget proposed by Goodwin Management was not approved. The 2009 Budget will be revisited and approved at the December 17, 2008 Board of Directors Meeting. Further research is to be done relating to the proposals received from management and landscaping companies. Goodwin Management is to also provide a proposal for their continued service. Goodwin Management will further obtain additional proposals from landscaping companies. Furthermore, new contracts for the Management and Landscaping companies will be executed at the December 17, 2008 Board of Directors Meeting.

RESOLVED, HOA member dues will not be increased. The due will stay at \$100 for 2009.

#### **V. Adjourn**

There being no further business to come before the Boards and, upon motion duly made and seconded the meeting was adjourned at 8:50 pm.

*Nola K. Plumb*  
Secretary