

FOUR SEASONS FARM
HOMEOWNER'S ASSOCIATION

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

E-mail: info@fourseasonsfarm.org
Website: www.fourseasonsfarm.org

c/o Goodwin Management, Inc.
11149 Research Blvd., Ste. 100
Austin, Texas 78759

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF FSFCA, INC.
Wednesday, April 22, 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, 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 approximately 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 issues with Goodwin Management quality of service;

- i. Consistently having to request the violation log
- ii. Consistently having to request/remind about performing drive by
- iii. Doesn't proactively schedule drive bys
- iv. Notification of drive bys are typically on the day of or day before not allowing us enough time to participate
- v. Doesn't proactively monitor maintenance services
- vi. Typically has to be directed to contact Sergio to perform maintenance. Currently we are working directly with Sergio
- vii. Inconsistently applying violation fee
- viii. Issues with financial charges (mailing/copies, 2 checks not on PNL)

The board agreed to write a formal written letter of complaint to Goodwin Management owner Randy Allen Randy.Allen@Goodwintx.com documenting all issues and requested corrective action. Letter will indicate seriousness to include termination of contact if Goodwin does not comply.

II. Landscape Maintenance Contracts

The board reviewed the issues with Sergio Lawn Management and quality of service;

- i. Not performing services twice monthly has contracted.
- ii. Requires contact to initiate services.
- iii. Bills of services for services not rendered.

The board agreed to terminate Sergio contract and return to Proscap Lawn Maintenance.

III. HOA Meeting Agenda Items

The board discussed the items for discussion at the annual meeting. The following items were agreed to be included for discussion:

- i. Changes to By-Laws to include changes to the Builders guidelines for Shed Height, number of Directors from 3 to 5 and Director Nominations.
- ii. Violation changes
- iii. Silt fences removal
- iv. Grass Height
- v. Quarterly Meetings
- vi. Street Lights
- vii. Street cracks
- viii. Nuitra
- ix. Budget
- x. Consolidation of committees
- xi. Liens

The board review prior quarterly minutes to determine any other agenda items that should be included.

IV. Merging of Committees

The board discussed the consolidation of the Eight (8) committees. The board concluded the following:

- i. Financial and Communication committees will not be merged with any other committees.
- ii. The Beautification committee will be merged with the Modification committee.
- iii. The Welcome committee will be merged with the Neighborhood Watch committee.
- iv. The Youth committee will be merged with the Social committee.
- v. Misc

The board discussed the staining of the Phase I fence. The Board agreed to obtain bids to determine costs prior to continuing.

VI. 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