

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 ANNUAL MEETING OF FSFCA, INC.
MAY 14, 2009**

The 2009 Annual Meeting of the Members of FSFCA, Inc. ("Corporation"), a Texas corporation, was held at 408 W Lockhart St., Kyle, Texas. 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 7:00 pm.

The following items were discussed:

This was the second Annual Home Owners Association meeting. Refreshments were provided by FSFCA.

- I. Change in Directors and Officers were discussed.
 - a. Mr. Nathan Harris had resigned. His term was to end in 2010. Ms. Caryn Moore was elected by Mr. Robert McDonald and Ms. Nola Plumb to fill Mr. Harris remaining term, and she will fulfill the responsibilities as Secretary.
 - b. The President and Treasurer responsibilities will be fulfilled by Ms. Nola Plumb.
 - c. Mr. Robert McDonald will continue to serve as Vice-President.
- II. Change in Goodwin Management representative was discussed:
 - a. Board has been working with Goodwin Management and has requested change in representative.
 - b. Effective immediately, Marilyn Childress will no longer be representing Goodwin Management for FSFCA.
 - c. Goodwin Management has assigned Deborah Bond as the new Goodwin Management representative for FSFCA.
 - d. Contact information will be posted to the FSF website.
- III. Director Accomplishments for 2008 to current were discussed:
 - a. Grass Heights - Dense lot mowed 12 inches - Sparse lot mowed 18 inches
 - b. Silt Fences - Currently exists on Fall and Verano Drive. Board has recently notified the builder to have these removed.
 - c. Eight (8) committees have been established and are running. Board recognized and thanked all Coordinators and committee members for their volunteer efforts on these committees.
 - d. Consolidation of committees - Modification merged with Beautification, Neighborhood Watch merged with Welcome, and Social merged with Youth committee. Finance and Communications committee's remains as individual committees.
 - e. Established consistency of twice a month drive-bys with Goodwin Management. Appearance in the community has improved significantly due to the increase of the drive-bys and change of violation policies.
 - f. Established and held Quarterly Community meetings for homeowners and renters of FSFCA. The objective of these additional meetings was to encourage community involvement and provide members additional opportunity for communicating issues, concerns or suggestions.
 - g. Developed and have been maintaining the Four Seasons Farms website for the community. Website provides information such as:
 - Minutes from prior FSF Annual, Quarterly Community and Director meetings;
 - Calendar to communicate upcoming Community events;
 - Activity and contact information for all the Committees;
 - Direction on submitting requests to Modification Committee;
 - Etc.
 - h. Zoning of Section 3 Lots in Four Seasons Farm have been changed from Multi-Family to Single-Family residential.
 - i. As of December 2008, Board is now incorporating liens on homes for members who neglect to pay past due violation fees and/or annual dues.
 - j. As of December 2008, the Board has established and implemented a new violation fine policy:
 - For the first fine, or 3rd notice of a violation of a provision/rule: \$25;
 - For the second fine, or the 4th notice of a violation of the same provision/rule within 12 months of the first: \$50;
 - The 5th and all subsequent notices of violations of the same provision/rule within 12 months of the last preceding violation shall incur a fine of \$100, and;
 - 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.

- IV. 2009 Budget and financial reports were read by Ms. Nola Plumb.
- 2009 proposed budget started with a \$3,600.00 deficit.
 - Suggestions were made to increase Homeowner dues in order to address the deficit. Ms. Nola Plumb acting as the President for FSF declined the increase and initiated actions to review all financial expenditures. Upon completion of this review, Ms. Nola Plumb recommended and incorporated the following changes:
 - The Developer fees changed from paying the deficit balance to paying an annual fee as required by the current homeowners and paying such fees at the beginning of the year, like everyone else.
 - Goodwin contract was renegotiated and the fees were reduced by \$4,000.
 - Re-contracted lawn maintenance service resulted in a savings of approximately \$4,000.00.

Outcome of these changes has resulted in the FSF operating under the current budget. Our current bank account balance is approximately \$22,000.00.

- V. HOA Proposed Amendments and Election of Officers
- A vote was conducted to change the Builders guidelines for the Shed Height to conform to the Modification guidelines Shed Height. Currently Builders guidelines for the Shed Height are documented at Ten (10) feet and Modification guidelines Shed Height is Eight (8) feet. The Members voted and unanimously adopted the following resolutions:
 - RESOLVED, that the Shed Height in the Builders guidelines will be changed to Eight (8) feet to be consistent with the current guidelines of the Modification Code.
 - A vote was conducted to change number of directors on the Board from Three (3) to Five (5) Directors. The two new positions will be elected for a two (2) year term beginning 2009.
 - RESOLVED, that the number of directors will be increased to Five (5) Directors.
 - A vote was conducted for Director Positions. Candidates were: Ms. Nola Plumb for re-election, Pat Hough and Jim Huff. No nominations were made from the floor. The Members voted and unanimously adopted the following resolutions:

RESOLVED, that the appointments of the following individuals effective as of May 14, 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:

Name	Positions	Term
Nola K. Plumb	Director	2 year
Pat Hough	Director	2 year
Jim Huff	Director	2 year

- VI. Questions and Answers:
- Floor: Request was made to change the current vote to conform Builders guidelines to match Modification guidelines of Eight (8) feet and instead change the Modification guidelines to Ten (10) feet to conform to the builder's guidelines.
 - Board: The Builders guidelines state that the Modification guidelines supersede the builders. The current vote is to eliminate the inconsistency. To change the Shed Height from Eight (8) feet to Ten (10) feet will require changes to the Modification guidelines. Current CCR states that changes to the Modification guidelines must be voted and approved in writing by 51% of the homeowners. Members may request a new vote to change the Shed Height guidelines at anytime.
 - Floor: Are there currently sheds within the community that Eight (8) feet and Ten (10) feet as a result of the conflict between the Modification guidelines and Builders guidelines?
 - Board: Yes.
 - Floor: How should one measure to determine exact height?
 - Board: The Builders guidelines indicate that the measurement should be taken from lowest point of the structure.
 - Floor: Do the guidelines include other items such as Pergola, Play Scapes etc?
 - Board: Board read from the CCR: The Modification guidelines supersedes the Builders guidelines and states that all outbuildings including Play Scapes whether permanent or temporary must meet the Eight (8) feet guidelines.
 - Floor: There are Three (3) official documents that provide additional detail for guidelines. Members of the community should familiarize themselves with these documents for additional information.
 - Board: The Three (3) documents are: Covenants Codes and Restriction (CC and R), New Construction Code (NCC) and Modification Code (MC) guidelines. Modification Code guidelines supersede all other guidelines.
 - Floor: Suggestion from the floor was requested to provide a suggestion box on the website where members of FSF can submit suggestions for changes, events etc.
 - Board: Board indicated that the FSF website currently has a location for members to submit suggestions. http://www.fourseasonsfarm.org/contact_us.html

- Presentation provided by Kerry Urbanowicz from the City of Kyle Park and Recreation Department.
- Adjourn

There being no further business to come and, upon motion duly made and seconded the meeting was adjourned.

Caryn D. Moore
Secretary