

**Balcones Village - Spicewood HOA**  
**Board Meeting Minutes – January 11, 2022**  
5:00 PM Virtual Meeting on Zoom

**Present:** Board members Austin Ross, Caleb McLain, Cathy Brocato, Diana Rader, Don Gutierrez, Jacque Forrest, Nancy Shindler.

**Absent:** Board members Anne Anderson, Shelley Simpson.

**Called to Order** at 5:00 pm.

**Motions approved by email between meetings:** There was an email vote approving the following slate of officers for 2022: President – Cathy Brocato, Vice President – Anne Anderson, Treasurer, Jacque Forrest, Secretary – Nancy Shindler.

**Minutes:** Minutes of the December meeting were approved by email and are posted on BVSHOA.COM.

**Treasurer's Report:**

- Acting Treasurer Jacque Forrest distributed the Treasurer's Report to the Directors prior to the meeting.
- Christmas tree sale.
  - Expenses for the Christmas tree sale were about \$190 more than revenue so far, with final expenses for the security guard and trailer rentals still outstanding. Trailer cost for 2020 was about \$270.
  - We will need to consider raising prices for 2022.
  - We have received a \$700 reimbursement from the tree farm because of the number of trees that were brown or small.

**Officer and Committee Reports.**

- Membership – Don.
  - There were 516 members as of Jan. 11. We had 576 members at the end of the 2021 membership year.
  - Four homes sold in December.
- Constable Report – Don.
  - Constable patrol had 24 stops in December. Most were for running stop signs but some were for speeding.
  - There was one stop for juveniles driving a golf cart.
- ACC – Jacque.
  - Approvals – A fence on Balcones Club Drive, an addition on Spring Hollow, and a second-floor addition on Spring Hollow.
  - Several more requests are in progress.
  - There are several active complaints. Most have to do with outbuildings, including a treehouse.

- Complaints that are not violations of the deed restrictions were referred to City of Austin's 3-1-1 line.
- Enforcement actions concerning the carport and shed violations are in progress.
- We have received full reimbursement of HOA attorney fees incurred in the recent successful lawsuit. The court found that the shed was in violation of the deed restrictions. The homeowner was ordered to remove the shed and pay attorney fees.
- Block Captains – Caleb and Don.
  - No action in December.
  - The committee will designate a person to take the lead in recruiting and deploying Block Captains.

#### **Old Business.**

- Documents on Google Docs are updated. Austin will address access issues.
- The new drop-down signs are ready. Cathy has picked them up and Austin will install them.
- Christmas trees.
  - Cathy will research why so many trees turned brown so quickly. There were several complaints.
  - Cathy also will research whether there is a more local source for trees.
  - Some nearby subdivisions may be interested in ordering trees as well.
  - Our current vendor, Brown Trees, will not take orders until March or later.
  - We need someone to count trees as they are taken off the truck and as they are placed on the trailers. There may have been some errors, with some trees being delivered to people who did not order and not being delivered to people who did order.

#### **New Business.**

- Jacque will analyze current memberships against previous memberships for patterns. One question is whether the dues increase affected renewals. Jacque will send an email to each 2021 member who has not yet renewed.
- We have had requests from the 183 North Mobility Project and from Mackenzie Kelly's office to hold informational meetings with the community. This could be done with Zoom. The HOA could help publicize the meetings as a community service. Other nearby communities may wish to participate in the meetings as well.
- Nancy will be resigning as Secretary/Communications Chair in the next few months. Caleb will transition into Nancy's roles.
- We need to set up a committee to consider revisions to the bylaws.
- Jacque will set up position-related email addresses. Nancy will update the contact list. Any publicly posted contact information for Board members will include only the position, the person's name, and the official email address.

The next meeting will be Tuesday, February 8 at 5:00 pm at BCC's Balcones Clubhouse.

Adjourned at 6:15 pm.

Respectfully submitted,  
Nancy Shindler, Secretary