

Balcones Village/Spicewood HOA
Annual Meeting Minutes – Nov. 7, 2019
7:00PM at Balcones Country Club

Present: Jim Aberle, Suzie LaPlant, Cathy Brocato, Jacque Forrest, Charlie DeWeese, Sue Schupbach, Nancy Shindler.

Absent: None.

Called to Order at 7:00 pm.

Guest speaker – Austin Police Department Senior Police Officer John Gabrielson.

- BV/S is a very safe area. Most crimes in the area are property crimes and are preventable if residents take basic steps to secure their property by locking doors to homes, garages, and vehicles.
 - People frequently leave keys to one vehicle in their other vehicle. That enables thieves to break into one vehicle, take the keys, and then steal the other vehicle.
 - Northwest Austin leads the city in firearms stolen from vehicles.
- APD recommends being aware of visibility around structures to reduce hiding places for thieves,
 - Tree canopies should be trimmed to a 7' minimum height, with shrubs kept to a 3' maximum height. Shrubs should be kept 24" from the structure.
 - Exterior lighting is effective in deterring thieves.
- Officer Gabrielson reviewed the recent posts on Nextdoor, citing the "crime panic" that was sparked by people mis-reporting and conflating several incidents. APD held a meeting at Canyon Vista to address community concerns. About 50 people attended.
- BV/S is in Adam sector, which covers about 72 square miles.

State of the HOA – Jim Aberle, BV/S HOA Board President.

- A primary function of the HOA is to work with and support the Architectural Control Committee (ACC).
- The HOA also works to provide social interaction by encouraging communication among neighbors and sponsoring social events such as the July 4th Parade and Neighborhood Night Out parties.

Treasurer's Report /Audit – Charlie DeWeese, Treasurer.

- A financial report for 2019 YTD and a proposed budget for 2020 were provided to attendees.
- A poster reporting on constable patrols was on display.
- The annual audit of the treasurer's procedures was completed with a few minor recommendations. The audit team consists of 3 HOA members who are not board members.
- Charlie DeWeese has been treasurer for 9 years. He expects to continue as treasurer during 2020.

Architectural Committee Report – Jacque Forrest, Chair.

- Upon reviewing plans submitted by homeowners, the ACC advises whether the plans comply with the applicable deed restrictions. If the plans are not in compliance, the ACC notifies the homeowner that they are at risk for legal action by their neighbors.
- The biggest problem for the ACC is that new homeowners are not aware of the deed restrictions. Current residents can help by pointing out deed restrictions to new homeowners.
- Actions taken by the ACC so far in 2019 include:
 - Reviewed 20 projects. All but 2 projects were approved; those 2 were not in compliance with rear setback requirements.
 - Handled 20-30 inquiries about deed restrictions.
 - Received few complaints, and most of those complaints were referred to the City of Austin.
- The ACC currently has 3 members. They are actively looking for volunteers.
- Jacque Forrest has been on the HOA board for 4 years and has served as ACC chair for 2 years.

New Neighbors Annual Recap – Suzie LaPlant, Chair.

- So far in 2019, 58 houses have sold in BV/S.
- The New Neighbors committee delivers welcome packets to all new homeowners. These packets include a copy of the deed restrictions.
- Suzie LaPlant has been chair of the committee for 12 years. She is retiring from the board at the end of 2019.

Survey results – Cathy Brocato , Chair.

- There are about 1200 residences in BV/S. We have e-mails for about 900 of those residences. The survey was sent to all residences for which we have e-mail addresses (one per household).
- Of the approximately 900 surveys that were sent out, there were 339 responses.
 - Promoting safety was cited as the most important area for the HOA to focus on, with 56% of the responses. Traffic was mentioned as the #1 safety concern.
 - The second most important area was maintaining the character and attractiveness of the neighborhood, with 50% of the responses. The ACC was mentioned most often in this regard.
- The HOA needs volunteers from the community to support the various activities. There was some response from potential volunteers, and those volunteers will be contacted to help out in 2020.

Election.

- Don Gutierrez and Nancy Shindler were nominated to 3 year terms on the board. There were no other candidates. Sue Schupbach moved to accept the slate of candidates, and Suzie LaPlant seconded. The motion carried without opposition.

July 4th Parade.

- Sue Schupbach and Pat Zigrossi started the parade 12 years ago. Neither will be available to coordinate the parade in 2020.
- The board is looking for a volunteer to chair the parade in 2020.
- Sue Schupbach will continue to take pictures at the parade.

Gift Card Drawing.

- A drawing was held for four \$50 HEB gift cards.
- Charlie DeWeese has the names of the winners.

Land Use Proposal.

- Jim Aberle spoke with Nathan of Councilman Jimmy Flannigan's District 6 office. Jim has asked Nathan to put together a meeting for residents of BV/S to discuss the implications of the proposed changes to the land use code, particularly the change from the single

family designation (SF1) to one that permits duplexes and other auxiliary units (R2A).

- The first draft of the new code will be presented to city council on Nov. 12, 2019. The process of enacting the code probably will take at least a year.
- Deed restrictions are a private agreement among neighbors and cannot be overruled by city code, but it is up to individual neighbors to enforce the deed restrictions by taking legal action against non-compliant neighbors.
- Copies of the deed restrictions are available at <http://www.bvshoa.com/>.
- Jim Aberle will ask the HOA's attorney to confirm the relationship between the deed restrictions and city code.

Adjourned at 8:40 pm.

Respectfully submitted,
Nancy Shindler, Secretary