

Balcones Village - Spicewood HOA
Annual Meeting Minutes – Nov. 4, 2021
7:00 PM In-person and virtual meeting on Zoom

Present: Board members Anne Anderson, Austin Ross, Caleb McLain, Cathy Brocato, Don Gutierrez, Jacque Forrest, Nancy Shindler.

Absent: Board members Alex Kastelic, Gary Wang.

Called to Order at 7:10 pm.

Guest speakers

- Austin Police Dept. Officer John Gabrielson spoke about the recent changes to APD with regard to safety.
 - There currently are 2 officers in his unit to cover north Austin. There are 6 officers to cover approximately 100 square miles. All motorcycle officers have been diverted to patrol units.
 - APD is working with RRISD and the Constable's office to enforce traffic safety in school zones.
 - APD is focused on community engagement to prevent crime.
 - Our neighborhood is quite safe. Most crimes are property crimes (burglary, robbery, etc.).
 - Property crimes have gone down since the underpasses were cleared.
 - Almost all of the property crimes in our neighborhood are the result of owner carelessness. That includes home and car doors being left unlocked, garage doors being left open, etc. Officer Gabrielson advises that if you "love it, lock it" – if you care about something, lock it up.
 - If you have a crime, don't just post it on Nextdoor. APD can't see Nextdoor. Call 911. Calls to 911 are logged. Officer Gabrielson can look at the database and analyze where crimes are occurring, then move resources to hot spots. Intel from the community is key. Officer Gabrielson is focusing on hot spots.
 - The 911 operators give precedence to a "live crime" or a "crime in progress". Those words should be used when making a 911 report if it is the case.
 - Reports of burglary or other crimes that already have occurred should be reported at <http://www.ireportaustin.com>. A report will be filed with APD.
 - For information or other complaints contact 311. The 311 response center is run by Austin Energy and they currently are about 4000 calls behind.
- John Winfrey, President of the Balcones Country Club Membership Association (BCCMA) assisted by Donny Darville, General Manager of Balcones Country Club (BCC) spoke about the future of BCC.
 - John presented information on a vision for the property owned by BCCMA. The property includes the golf courses, clubhouses, pro shop, pools, tennis courts, etc.
 - The Balcones Village/Spicewood area was annexed by the City of Austin in the late 1990s. At that time the city closed the water treatment plants that provided greywater for irrigating the golf courses.
 - In 2011 the Spicewood course was closed partly due to a lack of water.

- BCCMA is striving to create a vision for the future of BCC that will provide a long-term plan for generating revenue and providing certainty while being a good neighbor.
- Although the BCC is taking input from all interested parties (homeowners, the HOA, etc.), only active BCCMA members will vote on the plan. Currently there are only about 225 BCCMA members.
- More details about the BCCMA's plans will be posted at BVSHOA.com. A summary of the BCCMA letter will be sent by email to all neighbors.

Treasurer's Report – Caleb McLain, HOA Vice President.

- The Balcones Village/Spicewood HOA is a voluntary HOA.
- The only source of revenue for the HOA is dues.
- Currently only about half the homeowners in BV/S support the HOA by paying dues.
- The HOA has a goal to increase membership to 80% within 5 years.
- The largest expenses in the HOA budget are the constable patrols, legal expenses (primarily for deed restriction enforcement), and insurance.
- The HOA maintains a fund to cover unexpected expenses including legal expenses, oak wilt mitigation, etc. and to cover expenses that exceed revenue. In the absence of sufficient revenue from dues in recent years, the fund has been diminishing. To protect the financial well-being of the HOA, the HOA Board elected to raise dues to \$50 per calendar year per household.

Officer and Committee Reports.

- Architectural Control Committee (ACC) – Jacque Forrest, ACC Chair and Acting Treasurer.
 - The ACC is composed of volunteers Jacque Forrest, Vikki Jacobi, Jerry Lozano, Tony Brocato, and Kay Wolking Bratton. Pamela Collier and Jeff Featherston recently have joined the ACC.
 - The mission of the ACC is to maintain the character of the neighborhood by working with homeowners to assist them in complying with deed restrictions.
 - It is critical to enforce deed restrictions. The deed restrictions provide an important protection from other entities like the City of Austin that might endeavor to change the look and feel of the neighborhood. If the deed restrictions are not enforced they can be deemed to be abandoned.
 - Deed restrictions apply to all homeowners regardless of whether they are HOA members. Deed restrictions are a contractual legal obligation assumed by homeowners when they purchase their property.
 - There are 23 sections in BV/S. Homeowners can find their specific deed restrictions at <http://www.bvshoa.com> > ACC > Deed Restrictions. New homeowners are provided information about their deed restrictions at closing, and specific deed restrictions are provided in the yellow packet given to new residents by the membership team.
 - Deed restrictions in a section can be changed with agreement of 75% of the homeowners in that section.
 - Most deed restriction violations are resolved between the homeowner and the ACC. In one instance in 2021, an amicable solution was not reached and the HOA filed suit against the owner. The court upheld the deed restrictions, requiring the homeowner to comply and reimburse the HOA for legal expenses. This legal precedent will be valuable if the deed restrictions are challenged in the future, especially by other entities seeking to impose contrary restrictions.

- All homeowners are encouraged to submit their plans as early as possible in the project.
- The ACC responds to complaints from homeowners, prioritizing violations that are visible or flagrant. Many complaints are not a violation of BV/S deed restrictions but may be a violation of city code. Some examples of code violations include RVs, lawns not being mowed, etc. In those cases a report should be made to Austin's 311 line.
- In 2021 the HOA retained a law firm that specializes in HOA law. This firm reviewed the HOA documents to be sure they continue to be relevant and consistent.
- Community Outreach – Anne.
 - The membership team is working to expand and strengthen the Block Captain program.
 - Block Captains provide the bridge between homeowners and the HOA Board. They convey information from the Board to homeowners, and share homeowner concerns and preferences with the Board.
 - There currently are 32 Block Captains with several more people volunteering at the meeting. More volunteers are needed.
 - There is a list of current Block Captains at <http://www.bvshoa.com> > **About the Neighborhood.**
 - Go to <http://www.bvshoa.com> > **Contact Us** to volunteer to be a Block Captain or to support any other HOA activities.
- Constable Report – Don.
 - There are 576 members of the HOA for 2021.
 - In 2021 so far, 60 properties have sold with 10 sales pending.
 - Constable patrol had 39 stops in October for speeding and running stop signs.
- Election of Directors for 2022.
 - The 2021 HOA Board determined that the optimum size of the 2022 Board is 8 Directors.
 - Candidates for the 2 open positions are Lorenzo McWilliams, Diana Radar, and Shelley Simpson.
 - Lorenzo McWilliams withdrew his candidacy, so Diana and Shelley will begin serving 3 year terms on the Board in January.

Adjourned at 8:30 pm.

Respectfully submitted,
Nancy Shindler, Secretary