

Balcones Village - Spicewood HOA
Board Meeting Minutes - April 12, 2022
5:00 PM at the *Balcones Country Club*

Present - Board Members Anne Anderson, Cathy Brocato, Jacque Forrest, Austin Ross, Don Gutierrez, Caleb McLain, Diana Rader, Nancy Shindler

Call to Order

Guest Speaker: Chris Treadaway - Update on the Country Club - New President of BCCMA (Owners of the Land for courses, and clubhouses).

- Next Step(s):
 - a. BCCMA to provide write-up to include in HOA Newsletter
 - b. Joint Participation of Community Event
 - c. BCCMA to identify a point of contact for HOA

Officer and Committee Reports

- March Board Meeting Minutes - Approved the March Minutes
- Treasurer Report (Jacque)
 - Revenues:
 - Dues - \$448
 - Expenses:
 - Constable Patrols - \$320
 - Trailer Rental for Trees - \$242
 - Dividends
 - Checking \$1.50
 - Money Market - \$33.74
 - Closing Balances
 - Checking - \$34,506
 - MM - \$133,534
 - Total: \$148,040
 - Note: The MM beginning balance reported in Feb was understated by \$3.
 - A corrected report for February was attached for the purposes of the files: *Feb 2022 Treasurer Report (Corrected).pdf*
 - Need names for Christmas-trees deliveries
 - Current return is approx. \$30/month on MM which equates to roughly \$700 per year
 - Reviewed & Approved
- Membership Committee Update (Don)
 - Currently have 575 members for 2022.
 - There were 6 properties sold in March 2022 with 3 selling for over \$1M
- Constable Report (Don)
 - There were 8 stops: 3 were speeding tickets and one stop resulted in an arrest due to an existing warrant.
 - Constables patrolled our subdivisions for modified schedule in March due to other priorities
- Architectural Control Committee (Jacque)
 - Violations Resolved

- Fence - Spicewood PKWY
- Shed - Balcones Club
- Shed - Jolly Hollow
- Shed - Mandeville Circle
- Enforcement Actions in Progress
 - Carport - Plumewood
- Approvals
 - Fence-Arch Hill
 - Gazebo - Weller
 - Front Facade renovation - Jolly Hollow
- New Projects / Concerns
 - 4 violation notice letters sent
 - 5 violations identified and confirmed
 - 14 inquiries/complaints received for response/investigation
- Other
 - Committee is working to proactively contact the real estate agents about the deed restrictions
- Block Captains
 - Invite them to the Plumewood Block party
 - Identify with Block Captain planning
- Special Events
 - Special events coordinator is needed

Past Business

- Christmas Tree Supplier
- Vision Plan for BCC – no new updates
- Policy and Procedures documentation - completed in draft

New Business

- Newsletter (Upcoming Events, Membership, ACC, Christmas Tree Update, BCC Update) - All Home Owners
 - Include Update about BCCMA (per Chris)
 - Block Captains
 - Events - Don
 - ACC
 - New Board Members/Volunteers
 - Christmas trees: Order in May, Payment in June
- **New HOA Laws that impact BVS HOA activities are under review**
 - <https://texashoas.org/overview-of-new-laws-in-2021/>
 - <https://guides.sll.texas.gov/property-owners-associations>
 - Discussion
 - Changes from 209 property code only apply to mandatory HOAs
 - Verified with an attorney that BVS is governed by Tex Prop Code 202, and not subject to TPC 209. Most of the changes to law regard TPC 209.
 - One change to TPC 202 concerns allowing mesh fences around pools. The other changes relate to assessments, resale certificates, and threatening credit rating - none of which is done in BVS HOA.
 - Attorney response: (*abbreviated*) "The changes to 202 are almost insignificant. "
- Garage Sale Event - Target May 14

Adjourn

Next Board Meeting: May 10, 2022, 5:00 pm at the Balcones Country Club