

Balcones Village/Spicewood HOA Board Meeting
December 9, 2024 5:00 PM @ Spicewood Library

Board Members (2024 Board positions) – All Present

- Caleb McLain, President / Past President
- Jacque Forrest, Treasurer / ACC Chair
- Suzie LaPlant, Membership / Welcome Chair
- Linda Strickland, VP / Communications Chair
- Christine Connor
- Elizabeth Gomez

AGENDA

Call to Order

- Prior Minutes – November 2024 minutes
 - Caleb-move to approve/Jacque second – all approve

Officer and Committee Reports

- Treasurer Report (Jacque)

Revenues:

- Total 2025 Dues Posted **\$ 16,611 332 memberships. 30 more paid online not yet posted -- 362 memberships** paid with those.
- Trees **\$17,793** - most tree revenues posted. Approx breakeven with tree cost!
 - *Notes: BVSHOA demand exceeded available trees. Consequently, 3 trees were reclaimed from other HOA (they undersold) for BVS members to receive trees.*
- Dividends (Checking +Money Market) \$668

Expenses:

- November
- Constable Patrols \$640
- Annual Meeting Catering \$2031 - ~ Same as last year; expected an increase.....
- December
- Constable Patrols \$640
- Only a portion of expenses for tree delivery are posted.
- To be posted - pizza, breakfast tacos, trailers, etc....

BVS HOA Checking Balance 12/8/24 - \$54,228

- \$2099.23 Total Dividends Year to Date (Checking + Money Market)
- **Total Assets 12/8/24 \$172,766**

- ACC (Jacque)

Approvals - 2

- **ADU exercise room** - room to be added adjacent to house after 3 months working with architect to ensure compliance with deed restrictions.
- **New 2nd floor room** over existing garage, new garage in former walled garden area

Reviews in Progress

- Storage Unit relocation from previous house - explained restrictions. Homeowner will get back with plans.
- Pergola-style carport on side-entry driveway - explained restrictions. Homeowner will get back with plans.

Denials - none

Complaints -2

- Unapproved construction reported - to be investigated.
- Cars parked continually on the street - is OK with the City now. Can leave cars on the street even if dead, flat tires, or expired tags.

Violation Status - 1

- Detached Carport - continuing investigation of deed restriction technicalities

Inquiries - no approval required - 3

- Under house decking within footprint of house
- Realtor inquiry re: HOA dues, deed restrictions

- Realtor inquiry re: buying house with fence & outbuilding known deed violations
- Membership (Suzie)
 - **membership** for 2024 = 492
 - **membership** so far for 2025 = 332
 - 1 house sold in November.
- Constable Report (Linda)
 - 4 stop sign violations
 - 2 expired registrations
 - Annual meeting
 - *Note: provide input to constable about alternate patrol locations.*
- Communications (Linda)
 - November Newsletter
 - 72% open
 - Highest clicks for Trees & Dues, Wastewater Averaging, Lampasas Dam
 - Annual renewal (March); discount available for early renewal (\$367 fee last year)
 - Need to deposit discount check from previous WIX service
 - Website
 - Last 30 days – 600 sessions, 406 unique visitors, most traffic from direct link, Mobile and tablet 55%, 6 minutes average time on site, Join now most popular followed by Hot Topics and ACC, many people looked at history before logging out.
 - How to increase return traffic
 - Adjust for better mobile experience
- Events
 - Christmas Tree deliveries
 - Lessons learned for next year
 - Consider safety guidance for next year
 - Holiday Lights Judging
 - 14 people have volunteered
 - Events email – need for published contact info
 - Update needed to include alias for Elizabeth

Past Business

- Oak Wilt
 - Home owner will self sponsor abatement
 - Treatment assessment from Forestry Service indicates repeat treatments will be required in 2025, 2026, 2027
 - Only 3 of 7 homes are HOA members in affected areas requiring treatment
 - Need additional detail from registered Forrester (Camille Wiseman)
 - How to accurately interpret map
 - Identify workable plan
 - Need more information
 - Estimate that oak wilt can extend growth rate of approx. 75 ft per year
 - Actions –
 1. Caleb visit site
 2. Board Members - Prepare questions for forestry
 3. Arrange meeting with Camille Wiseman

New Business

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- Oak wilt signs

- Sign design determined
 - Competitive pricing underway
 - Motion to buy 30 signs -Linda motion, Caleb second
 - PDF format – add the BVS HOA logo & Website URL
- Consult on website
 - Request for 1Hr consult to evaluate numerous factors, including usability, mobile usage, stickiness - \$125 Motion Jacque, Second, Suzie, all approved
- Deferred
 - Elect officers and Committee Chairs
 - Goals for 2025 to be discussed at January BOD Meeting
 - Move to email – Door hangers

Adjourn

Next Board Meeting

Monday, January 13, 2025 5 PM, Spicewood Library