

THE PRESERVE HOMEOWNERS' ASSOCIATION  
P. O. BOX 163772  
AUSTIN, TX 78746

Date: January 29, 1996

To: Homeowners' Association Board Members

From: Mariel Falbo, Secretary

Subject: Association Board Meeting Minutes of January 24, 1996

A meeting of the Board of Directors of The Preserve Homeowners' Association was held on January 24, 1996, at the home of Hillary Ryan. The meeting was called to order at 8:30 by Hillary Ryan, Association President. Members in attendance were

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|------------------|-----------------|
| Hillary Ryan     | President       |
| Larry White      | Vice President  |
| Jeri Moe         | Treasurer       |
| Mariel Falbo     | Secretary       |
| Lauren Mezaraups | ACC Chairperson |

Hillary Ryan opened the discussion of the budget projection for 1996 by suggesting that areas for any potential savings be examined, beginning with the landscaping of common areas. As landscape manager, Larry White then presented two bids he had received on contracts for landscape maintenance, one from our present company, Green Three Landscaping, and one from Terry Foley Diamondscape, Inc. Whether compared from a total seasonal maintenance cost or a total contract maintenance cost, Green Three was considerably cheaper even with the slight increase over last year's expenditure, so the board members agreed to hire them again for 1996.

Larry White also suggested making some changes to the front main entrance island, starting with the removal of the yuccas and replacing them with something a little taller and more aesthetic as a transition from the trees to the lower shrubs. After several recommendations by other members, it was decided that those present would formulate rough landscape plans which include specific plants and possible placement of them. The board would then agree on one or two plans and have bids made. It was decided to leave the other islands in their present satisfactory condition.

To determine just how much money the board wanted to allocate to the improvement project, a thorough scrutiny of projected budget increases took place, resulting in the designation of \$200 for administrative fees, the potential availability of \$1000 for landscape changes and the goal of ending the year with a surplus of \$500. So the bidding landscapers will be asked to give us quotes on our selected plan in both a \$1000 and a \$2000 range (to encourage their interest!)

After some discussion about the various signs proposed at the annual Homeowners' meeting on January 14, 1996, Jeri Moe offered to check into the Neighborhood Watch requirements and report her findings at the next board meeting.

Hillary Ryan said he planned to ask Jim Boon to investigate the possibility of having only one garbage removal company to service the Preserve to minimize the number of trucks coming into the neighborhood and to get a possible quantity rate decrease.

Hillary Ryan also made the motion of passing a waiver of the restriction prohibiting the trimming and clearing of any dead limbs and fire hazard materials in the Greenbelt area. Lauren Mezaraups seconded the motion and the board agreed unanimously to pass it.

In an effort to eliminate late or non-payment of annual assessment fees, the Treasurer, Jeri Moe will send out easily recognized, consistently stamped bills from the Preserve. She also said she would send late notices to any homeowners who have not paid by February 15, 1996, and assess an additional \$50 late fee to anyone who has not paid by the end of February. There will be a line item about the \$50 late fee on everyone's next assessment bill.

The meeting was adjourned at 10:15 P.M.