

Siesta Shores Property Owner's Association

Meeting Notes

Date: October 3, 2009

Scheduled Time: 5:00 PM

Location: Pedernales Community Center, 512 S. Pace Bend Rd.

Attendees: See Separate Attendance Sheet

Presiding: Jenny Worthington 2008-2009 President

Purpose of Meeting: SSPOA 2009 Annual Meeting

Opening Remarks: Jenny opened the meeting at 5:37 PM CDST. Each property Owner attending was requested to sign in on the official attendance record. The following documents were made available on the tables:

1. Balance Sheet as of October 1, 2009
2. Profit & Loss Statement for January 1 through October 1, 2009

Jenny indicated Claude Garrett would be the guest speaker later in the meeting.

Jenny thanked the outgoing board members for their service over the last year and the members present acknowledged their thanks for community service by these individuals:

President - Jenny Worthington

Vice President - Stephen Strickland

Secretary - Roy Casanova

Treasurer - Elaine Bargsley

Siesta Shores I Member At-large - Claude Garrett

Siesta Shores II Member At-large - Elizabeth Blount

Jenny went over the highlights of recent SSPOA Board activities and status of each:

Highlight 1 - Extending the North and South Park Boats Ramps

The Board has been exploring the opportunity to extend the boat ramps at both parks and has obtained cost estimates for the scope of work as follows:

Jose Gonzales's Proposal

- Pour just the South ramp extension \$3800

Kenny Ray's Proposal

- Pour both North and South boat ramp extensions at the same time \$7,000
- Pour just the South ramp extension (at "least" 51 feet) \$5,000

Resolution: Board decided not to proceed because the Board felt it was unsafe to extend the ramps due to the slope of the newly exposed terrain.

Highlight 2 - Repairing the fences for the North and South Parks

The Board has been exploring options to repair the fences at both parks to limit access only to those with keys. The Board has found an option to replace the steel cables with a welded pipe barrier system using pipe that has been offered at no cost, by John Mesiroff, but the pipe must be brought from Houston. The scope of work is to replace the existing steel cable and post system at both parks with new welded pipe systems. The steel cable barrier between the North Park and the Marina will not be replaced. The existing openings that allow access without the need for a key, to pedestrian, golf carts and other motorized vehicles will be maintained as is. The Board has obtained a labor quote from a local welder, Robin Nordstrom.

Robin Nordstrom's Proposal

- Provide all required work and materials except the pipe will be SSPOA provided, for both parks \$2,500.

Resolution: Board has not resolved this item. The incoming Board will need to implement this if desired.

Highlight 3 - Viscaya Development

Jenny indicated that the proposed Viscaya Development that would have been adjacent to Siesta Shore has declared bankruptcy and will not proceed as originally conceived. There was some discussion from the various attendees that followed.

Resolution: No action required, for information only.

Guest Speaker Claude Garrett's Presentation

Subject: Travis County Capital Improvement for Highland Boulevard from Lakeway and Intersecting Bee Creek Road

Claude met with Travis County Commissioner for Precinct 3, Karen Huber and Travis County Traffic Engineer (un-named in report) representing the Transportation & Natural Resources Division of the Public Works Department
Fax Number: (512) 854-4626

Claude met to discuss concerns he had and discuss the capital improvements that are nearing completion. County and the developer shared the cost of this improvement. The county is undertaking further improvements to Bee Creek from the intersection with Highland Boulevard to Highway 71. Travis County is paying 100% of the cost of this improvement. The new Highland Boulevard is designed for four lanes and as such will have right-of-way over the two-lane existing Bee Creek Road. Approximately 400 feet in on Highland Boulevard, there is a traffic circle. Design speed for Highland Boulevard is 40 MPH. Claude expressed concern that the intersection with Bee Creek is going to be dangerous due to speed, angle of approach and visibility limited by elevation and direction changes. The traffic engineer was asked if stop signs could be installed and the response was no unless future traffic incidents warrant a change. According to Claude it is important for traffic incidents to be reported directly to the County Traffic Engineer because typical police reporting takes as much as a year to get processed to the traffic engineering department. Commissioner indicated she would continue to monitor this issue once the road is opened for use. The commissioner is slightly familiar with Bee Creek road because she uses it to bypass traffic incidents that block Highway 71 since she travels further west on Hwy 71 passed Bee Creek on a daily basis.

Additional contact information for Travis County if you want to follow-up:

Website address: (<http://www.co.travis.tx.us/tnr/publicworks/>)

Steve Manilla, P.E., Director

Phone: (512) 854-9383

2009-2010 SSPOA Board Election Results

Ellen Bargsley announced the election results for the 2009-2010 SSPOA Board as follows:

President	Robert Baird
Vice President	Claude Garrett
Secretary	Pam Hartman
Treasurer	Tommy Reagan
Section 1 At-Large Representative	Tim Bargsley
Section 2 At-Large Representative	Leslie Leonard

Questions from Attendees

1. **Renewal of Marina Contract and Potential Conflict of Interest** - There was a question from the audience asking about the renewal of the Marina contract with Robert Baird and whether or not there is a potential conflict of interest now that Robert is both President of the SSPOA Board and the marina Operator.
Response: *Jenny responded that this was discussed last year, but not resolved. Robert Baird commented that the contract was automatically renewed every 5-years unless the Board raised and issue. There was brief discussion about the potential for conflict of interest with Robert as SSPOA Board President and Marina Operator. A comment from the audience was offered that Robert should exclude himself during these votes and discussions and allow the vice president to lead the Board.*
Resolution: There was no resolution on the issue and no action pending for this issue.

2. **\$3,000/6-Month Spending Limit Bylaws Change** - There was a question regarding how the \$3,000 per 6-month period Board spending limit was arrived at.
Response: *Jenny responded that the SSPOA expenditures have historically been about \$5,000 per year (insurance and miscellaneous). Jenny said the bylaws do not address how to spend the SSPOA funds so this was an attempt to streamline the process of day-to-day operations.*

3. **CC&R Amendment to Combine Section I with Sections II and IIA** - There was a question from the audience asking what the voting result was for the proposal to amend the CC&R's to combine the communities.
Response: *Jenny responded that while generally there was a positive response positive, the issue did not receive enough "For" votes to obtain the required 56 votes (majority of the 110 lots in Section I). The incoming Board will have to revisit this issue if there is support. Jenny also commented that it was ironic that some of those who voted "NO" and added comments that they were in support of, but the wording as they read it was unacceptable for reasons that 'were not right" with regard to what the proposal text intended.*

Meeting was adjourned at 6:04 PM CDST

SSPOA Contacts:

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Siesta Shores Property Owners Association Web Site: www.siestashorespoa.com

This is a record of the October 03, 2009, SSPOA meeting in accordance with the By-laws of the Siesta Shores Property Owner's Association as understood by temporary recorder, Ed Stephen. Should any Property Owner have additions or corrections, that Property Owner should contact Ed Stephen at estephen@austin.rr.com or 512-264-1858 no later than October 15, 2005.