

## **BRYN MAR ESTATES**

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### **MINUTES OF THE ANNUAL HOMEOWNERS' ASSOCIATION MEETING**

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**MAY 3, 2012**

The annual meeting of the Homeowners Association (the "HOA") of Bryn Mar Estates was held at the Bryn Mar neighborhood park on the corner of Beretta Drive and Parker Drive, in Flower Mound. Present at the Meeting were the following persons, representing the officers and directors of the HOA: James Costanza, President, Douglas Cramer, Vice President, Eric Hall, Treasurer, Zeph Freeman, Director and Raynette Costanza, Director. Not in attendance were: Chris Hanchette, Director and Maria Cramer, Secretary.

#### **MEETING**

At 6:35 pm the meeting was called to order by Mr. Costanza. Mr. Costanza introduced the officers and directors present at the meeting and those who were not in attendance. Mr. Costanza then distributed copies of the 2011 financial report.

#### **Financial Review**

- Mr. Hall made comments about the main expenses on the 2011 full-year report and highlighted the surplus generated during the year and the current cash balance the HOA had in the bank.
- Mr. Costanza noted the higher than usual expense for water due to the drought and the plans for repairing the brick wall that surrounds the neighborhood on the north and west sides that will impact our reserves.
- Mr. Costanza highlighted the amount of money the neighborhood hold as a reserve balance and what is the correct balance going forward.
- A question was asked about the number of homeowners that were in arrears with dues and the answer was 4. As of June 2012 that number is 1.

#### **Landscape Review**

- Mr. Costanza discussed the need to have the trees in the common areas trimmed in 2012, which is something that is not done annually.
- A question was raised asking if it was better to replace wall sections (noted in the financial review) as needed or take a preemptive approach and repair all the wall sections. Because the cost of wall repair is so high when failure

occurs, it is believed the better approach is to preemptively protect all wall sections. That could be done over 1-2 years to spread out the cost.

- Another question was asked about the number of wall sections (between the columns). It was determined there are 222 brick wall sections.
- A question was asked about the insurance policy coverage. The HOA insurance would not cover all the cost of wall repairs in large failure such as a storm that blew many sections down.
- Mr. Freeman suggested that we get a bid from the company that has done some repairs on the wall using his method as it appears to be holding up. Mr. Costanza volunteered to do that with Mr. Ness.
- A question was brought up about painting the lamp posts in the neighborhood and how many posts we had. Mr. Freeman commented that the posts belong to Oncor and that they had volunteered to provide the paint in the past if we did the painting. It was determined Mr. Cramer would survey how many light posts there were and discuss painting/repair with Oncor.
- Mr. Costanza brought up some of the landscape issues along Lake Forest Drive and the difficulty getting grass to grow in certain areas. Several suggestions were put forward and Mr. Costanza would charge our landscape committee with presenting options. Mr. Ness and Mr. Costanza agreed to undertake review of the issue and determine what options are feasible.
- Mr. Costanza discussed some of the sidewalks that needed repair. It was felt that the city should be called to repair. Ms. Lagesse of the Architectural Committee has since volunteered to discuss with the City of Flower Mound.

### **Architectural Review**

- Mr. Costanza discussed the need to enforce the architectural controls that exist in the bylaws and that we needed to get new volunteers for the architectural committee.
- Julie Watson and Marjy Lagesse volunteered to fill this need. It was agreed to put a note in the next dues billing to present the architectural review requirements.

### **Social Review**

- Ms. Costanza presented the social committee report.
- Ms. Costanza reported that the Easter Egg Hunt in April was well attended.
- There is a neighborhood garage sale scheduled for October 5 and 6.
- Also in planning is a Autumn festival and tree lighting in December.

With there being no further business, Mr. Costanza adjourned the meeting.