

WESTCREEK NEIGHBORHOOD ASSOCIATION  
EXECUTIVE MEETING MINUTES  
FEBRUARY 17, 2009

Meeting called to order at 7:10 p.m.

Members present: Jan Boswell, Gary Bunevick, Trudy Hasan, Judy Jefferson, Chris Morris, Chris Schexnayder and Nick Weynand

1. Welcome New Board Members: President, Chris Schexnayder, welcomed our new Board Members, Trudy Hasan, Chris Morris and Nick Weynand. Our new members each received a Westcreek Tote Bag.
2. Treasurer's Report (Jan): One Hundred Twenty-Three (123) homeowners have paid dues for 2009. After checks received since the last meeting total cash available is \$16,132.64. We have one CD in the amount of \$8,520.17, maturing September 28, 2009. Cash available in the checking account is \$7,612.47.
3. Minutes Last Meeting: The previous minutes listed the owner of the 1.5 acre property located at the end of Brush Country as Mr. Conton, which is the wrong spelling. No one could remember the correct spelling. Chris (S) made a motion the amended minutes be approved as adopted, motion passed.
4. Membership Roles/Contact List: The goal this year of the WNA is to have two lists of contacts. One with membership names and the second with the names of the residents, which will need to be kept current. The WNA used an excel spreadsheet last year for the annual mail outs of approximately 1100 names, taken from the tax rolls, which was updated by Lane Mears, a previous board member; Allied Printing handled the mailing. The WNA needs to build a data base to call and get current e-mail addresses. Jan will e-mail her list to Nick with a copy to Chris (S). Nick will contact, Ben Coughran, a former board member, who is in charge of the Yahoo Group. One data base option is SalesForce.com, a non-profit. Whatever program is used, it needs to be quickly and easily accessible. Nick will compile the list and divide it among the seven board members to place calls updating e-mail addresses.

Chris (M) asked about Westcreek's IRS status. WNA is not incorporated and we have no insurance. Jan and Judy mentioned T.U.N.A., which covers Neighborhood Associations. Chris (M) brought up 501C3, since we have less than \$25,000 revenue per year. Our tax issues were handled by Sue Shrader, CPA, wife of former president, Bob Shrader. The Board agreed everyone needs to be better informed of all these issues, and Chris (M) will look into the 501C3 and T.U.N.A. Trudy brought up the subject of our \$25 yearly dues being tax deductible. Sandy Baldrige, CPA, who is our OHAN representative could also answer our tax questions. Chris (S) will check all the paperwork he received from Christie, our past president.

5. Website: Nick mentioned two web sites, ClubExpress and WordPress. ClubExpress has monthly dues of \$50, where WordPress is free, but cannot do mass mailings. Nick mentioned he could do a plug in with Salesforce which has that feature. Also, WordPress is a contact management system, so no software to be purchased. Our Yahoo Group is a discussion forum and can work side by side with WordPress. Discussion followed about what we would like/need to have on this new website, i.e., restricted area for paid members, password protected sites, community bulletin board, a list of referrals for service people, private e-mail address for the Executive Board. Nick will set up this e-mail address now for the Executive Board, [board@westcreekna.org](mailto:board@westcreekna.org). Set up a new platform, then each month to decide what topics are relevant to be discussed that month. Our zoning issues would be a good example of how this platform would be used. If members would like to register on-line, a payment feature would be plugged in for that purpose. Nick told us there is a huge party of plug ins and he would be able to set everything up and do all the technical stuff. The only cost would be if we needed a programmer. Signing on to the new website will be the same, and with no disruptions during this transition. No changes in Yahoo.

Discussion on how to handle the minutes of the Executive Board Meetings. Our By-Laws require us to make our minutes available. Judy e-mails Karen, our newsletter editor, a copy of the minutes and Karen puts a condensed and edited version of them in our monthly newsletters.

Each month at the Executive Board meetings there will be discussions on what enhancements may be added to the new website.

No motion was made about WNA instructing Nick to use WordPress, but a show of hands unanimously voted for WordPress. Nick will have a temporary site set up prior to our next meeting. The Board meets the second Tuesday of each month.

6. Hill Forest Drive/Sandy's Resolution: Westcreek was ranch land, and located on this property is the original ranch house. The WNA has been in negotiations regarding this property with the owner, Mr. Bomar, and his agent, Mickey Bentley. This piece of land located at 6110 Hill Forest was discussed in detail at our Board Meeting on January 3, 2009. Sandy Baldrige, President of the Oak Hill Association of Neighborhoods (OHAN), wants to present a Resolution, (Chris (S) passed out copies) in support of Westcreek to OHAN at their next meeting on March 11, 2009, requesting this address and 6102 Hill Forest remain Single Family - Low Density (SF3 or below). Gary will make contact with Mr. Bomar and Mickey Bentley to set up a meeting for the either a Monday or Tuesday evening prior to the March 11, 2009 date. Gary will e-mail everyone the date of this meeting.

7. Patton Elementary: The WNA is concerned with the low rating of Acceptable for this school. At one time Patton had an Exemplary rating. Some of the reasons for the lower rating might be: The apartments on Monterey Oaks Blvd., rental units, people more transient, the home environment, and single parent households. All these different

things might reflect on the children's scores, which lowers the school's ratings. We want people to move into Westcreek and not move out because of Patton's low rating. Chris (S) sent an e-mail to the president of Patton's PTA inviting him to meet with the Board, and he in turned forwarded the letter on to the Principal. Chris (S) has had no response. Nick's mentioned his Mom, who is a Principal, told him AISD is counting the scores of the special needs students in with the other students. This might be another reason for low scores. Chris will invite the Vice-President and or the President of the PTA to our next board meeting.

8. Ordinance Enforcement: Make a list of common Ordinance Violations to put on Westcreek's letter head to check off which violation a particular resident is violating. Westcreek is not a Homeowner's Association so the WNA does not have the authority to enforce any violations, but, hopefully, a letter from the WNA to be used as a first notice will make them comply. The only alternative is calling 311. Trudy volunteered to research the City of Austin's Ordinances, come up with a list, and report back at the next meeting on March 10, 2009. We need to come up with a delivery method for this first notice letter. Most of the violations are: Trash Cans, Blowing Leaves, Trailer Parking, and Parking/Blocking sidewalks.

9. ANC Committee: Chris (S) is the contact person for Austin Neighborhood Council and the WNA is paying dues to the ANC. Jan will approach Alicia and see if she will be our representative for the Austin Neighborhood Council and attend the meetings.

10. Brush Country Trail - License Agreement: Rick Perkins, President of the Oak Hill Trails Association, was a speaker at our Annual Meeting on January 27, 2009 and has also appeared before the WNA Board at a public hearing last year concerning extending a trail at the end of Brush Country. The Oak Hill Trails Association would build the trail and be responsible for maintaining it. If we support this trail, as an Association, in order to use the city easement for public use, the City of Austin might make us enter into a licensing agreement. At the public hearing last year the WNA approved up to \$1000 for insurance and or licensing fees, which would most likely be waived by support of the City Council with an amendment. If we could get the other entities (the two apt complexes, City of Austin, AISD) involved we may not have to be the license holder. The area which is situated in the middle of the future trail is approximately 1.5 acres and is privately owned, and the WNA would like the City of Austin to make this area a Pocket Park. Chris (S) will draft a letter to the Austin Parks & Recreation Dept. supporting the trail and a pocket park, and also get in touch with Rick Perkins.

11. Solicitors: Chris (S) received an irate phone call from a homeowner regarding people canvassing the neighborhood selling magazines, and the homeowner stating he wanted to get his weapon out to deal with this situation! Discussed having signs made and placed at the entrances into Westcreek...No Soliciting Permitted in Neighborhood. Chris (S) will ask Ben where the other signs in the neighborhood were purchased. It is our understanding you need to have a permit to solicit.

Other matters: Jan needs to update signature card at the bank.

Chris (S) made a motion to adjourn the meeting, it was seconded and passed. Meeting adjourned at 9:02 pm.