

**Minutes of the Regular Meeting of
The Board of Directors of the
Peninsula at Mystic Shores Property Owners Association
February 14, 2014**

The regular meeting of the Board of Directors of the Peninsula at Mystic Shores Property Owners Association, a Texas nonprofit corporation (the "Association"), was held at the North Shore United Methodist Church, 23880 North Cranes Mill Road, Canyon Lake, Texas 78133, pursuant to call by the President of the Association.

Directors Present: Marty Rolleg, Greg Petsch, and Ann Gibson.

Also Present: Steve Brown of Association Management Services, and Gary Kasch of the Maintenance Committee.

Call to Order: The meeting was called to order at 10:02 a.m., with the President being in the chair and the Recording Secretary present. The President determined that there was a quorum of the Board present.

Approval of Minutes: Mr. Rolleg explained that the Board had been remiss in approving the minutes from the past few meetings, and this would be resolved today. The minutes were presented from the April 27, 2013 Board meeting, the September 18, 2013 Board meeting, and the Annual meeting of the general membership of April 27, 2013. It was moved and seconded to approve the Board meeting minutes of April 27 and September 18, 2013; and to approve the annual meeting minutes for distribution purposes only; motion carried. It was shared that the website has already been updated with copies of all of these minutes.

UNFINISHED BUSINESS:

Roadway Repairs/Maintenance: Mr. Rolleg provided a handout of all that has transpired since the last Board meeting. See attached Exhibit A attached to these minutes. Mr. Kasch expressed that all contractors that have worked on the roadways have stated that the roads are in good shape, with the exception of a couple of areas in which movement has been noted. Mr. Kasch suggested that a "requirements document" be put together from which a request for proposal (RFP) can be established. This document can then be issued to contractors to bid upon the project with cost estimates and expected results. The Board can then evaluate the bids and pick a contractor to move this project forward. The Board agreed. A motion was made and seconded to proceed as suggested by Mr. Kasch; motion carried. Mr. Kasch was asked to head up putting together the requirements of everyone in regard to the roadways.

As a result of the pending roadway repairs, it was decided to put the reserve study on hold until the roadway project is completed. It was felt that these repairs would significantly impact the reserve study and its findings. The Board wished to notify the membership of the delay in obtaining this report since the membership was noticed at the last annual meeting that a new reserve study would be completed.

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Financial Report: Mr. Petsch reported for the Association. It was relayed that an Investment Policy was created by the Association and adopted April 30, 2011. On June 15, 2011 the membership was noticed that the Association was creating a Financial Ad-Hoc Committee and seeking volunteers to be on the committee. On November 11, 2011, the first investment was made on behalf of the Association. Investments have been focused on tangible property such as silver and gold. Highlights consisted of how this strategy will help fund future reserve expectations, and some short term losses should recover given time. A copy of the complete presentation presented is attached to these minutes as Exhibit B for consideration.

Announcements:

Mr. Quattlebaum reminded everyone that this next Sunday there will be an open house at the Mystic Shores Community Center. Committee members will be on hand to answer questions and speak about plans for the building. The open house will take place from 2 – 4 p.m.

Mr. Rolleg offered that one Board position will be up for election at the upcoming annual meeting. Anyone interested in running for the Board was asked to submit their name to Mr. Rolleg.

Adjournment: There being no further business, the meeting adjourned at 11:22 a.m.



Steven H. Brown, Recording Secretary