

**Minutes of the Regular Meeting of
The Board of Directors of the
Peninsula at Mystic Shores Property Owners Association
September 18, 2013**

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 2:00 p.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.

NEW BUSINESS:

Roadway Repairs/Maintenance: Mr. Rolleg noted that in preparation for obtaining bids for roadway repairs, the original engineering contractor that prepared the plats for the community was contacted and asked to provide maps and a cross section detail of the roadways. This was completed at a cost of \$300.00, and will allow all contractors to bid on the same specifications. This information will be kept for future reference as needed.

Mr. Rolleg wished to thank Ann Gibson for taking the lead on this project. The roadway issue came to the forefront as a new reserve study was set to be ordered. If repair work is needed, this should be considered prior to ordering a new study as it will affect the final numbers in the report.

Mrs. Gibson reported although road repairs are completed annually, i.e. crack sealing, and pot hole repair, a slurry seal is needed at this time to prolong the life of the pavement. The slurry would be confined to the roadways only, and not extend into the curb areas. It will improve the aesthetics, and is thought to save money in the long run. The crux of the meeting today is to try and answer questions in regard to the want and need of this application. The earliest any work would be completed is June of 2014. In the interim crack sealing would be completed. It will take thirty (30) days to complete a slurry application on the whole community. Contractors would wash and clean the streets first, then shoot the slurry. This application takes twenty-four hours to dry. Ingress and egress areas will be considered, however when the process happens in front of a home, alternative parking arrangements would have to be made. Owners would be contacted prior to work being completed to ease any issues that may arise. When completed, the roadways would be re-stripped and the reflectors for the fire hydrants will be replaced. There are two products being considered as follows:

1. A California product that is environmentally friendly, or green.

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2. A Texas product that has been approved by the State and currently in use.

The California product is called "Shield Guard" and has an estimated seven year life. The Texas product has an estimated four year life. The product from Texas is called "Pave Shield", and it is also environmentally safe.

Mrs. Gibson then introduced Amado Gaitan, Jr., owner of Silverado Construction, and one of the contractors that has submitted a bid for consideration. Mr. Gaitan spent seven years working with Comal County, and has seventeen years experience in the industry. Mr. Gaitan stated that you can look at a slurry like a "lotion" for the streets which prevents sun damage. The pavement, while in good condition now, is very dry. The applications being presented would not need to be completed until next spring. In his opinion, Mr. Gaitan stated that the "Guard Top" was the better product of the two. Although he has never used this application, he has done significant reading on the product. Mr. Petsch asked what kind of application would be provided, as there are three kinds, based on his research:

1. Level 1, which is a one quarter inch application
2. Level 2, which is a one half inch application
3. Level 3, which is a three eighths inch application.

Mr. Gaitan stated that it would most likely be a Level three application, and that his company would provide two applications. Mr. Gaitan also pointed out that the California product is not yet approved in Texas, so permitting and approval would be needed by Comal County prior to proceeding, and his company would handle this process if chosen. Mr. Gaitan was thanked for his time and then released from the meeting.

Gary Kasch of the Maintenance Committee then provided that an engineering firm had been enlisted to provide a pavement assessment. The report provided that the roadways are in good condition, although some repairs are needed on Saga. It was thought that core samples may be necessary in this area to determine the source of the issue. This area was once quite marshy, and could have underground water issues. Mr. Kasch recommended to the Board the following action be taken:

1. Complete the crack sealing and roadway repairs needed now.
2. Complete an engineering study, and analyze their recommendations.
3. The Association has already budgeted for the needed repairs, so they should be completed this year.
4. Devise a plan moving forward utilizing the engineering firm's recommendations.

Upon discussion it was moved and seconded to seek a full blown engineering study, not to exceed \$3,000.00; and to proceed with current bid from Silverado Construction to complete crack sealing and roadway repairs for \$8,700.00; motion unanimously carried.

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Bob Gibson commented that the trash trucks are ruining the roadways and asked that one contractor be chosen for the community. It was discussed that the Association cannot control the contract for trash service, and members are free to use whichever contractor they choose.

Announcements:

National Night Out: It was relayed that this event will occur October 1, 2013, 6:00 p.m., and the Lake Park Pavilion. There will be a dessert contest this year. EMS and the Life Flight helicopter will be present.

Friday, September 20, 2013, at 3:00 p.m., there will be an Air Force training exercise conducted. Six airplanes will be dive bombing Mr. Rolleg's boat on the lake while doing target acquisition exercises.

Mr. Rolleg wished to once again thank Ann Gibson and Gary Kasch for their efforts in regard to the street project currently under consideration.

Adjournment: There being no further business, the meeting adjourned at 3:30 p.m.



Steven H. Brown, Recording Secretary