

Minutes of the Board of Directors Meeting
The Peninsula at Mystic Shores Property Owners Association
September 4, 2018

The Board of Directors Meeting was held at the Mystic Shores Community Center, 25801 FM 306, Spring Branch, Texas 78070, pursuant to a call to order by the President of the Association.

Directors Present: Gary Kasch, Jana Kovar, Steve Broadaway

Members Present: 10 Peninsula Property Owners were present

Call to Order: The meeting was called to order at 10:05am.

EXECUTIVE SESSION: An Executive Session, which was held to discuss financial issues, ended at 10:21am with the following debrief to the Mystic Shores Property Owners:

- Property delinquent reports were reviewed and payment plans are being satisfied.
- Builders Bonds were reviewed and the Board recommended that a representative from FirstService Residential (FSR) be present at the next Board meeting to help resolve issues with FRS's tracking of these bonds.
- The Reserve Payback Plan for the security cameras at the gate is on track and will be paid off this year.
- As advised in at least the 3 previous Annual Meetings, a 10% increase in dues will be levied on association fees for 2019.

GENERAL SESSION:

Approval of Previous Meeting Minutes.

November 29, 2017 Board Meeting Minutes. Steve Broadaway moved to approve the November 29, 2017 Board meeting minutes, with a date change on page 2. This motion was seconded by Jana Kovar and approved by all three Board members.

April 15, 2017 and April 14, 2018 Organizational Meeting Minutes. Gary Kasch clarified that the Organizational Meeting after the 2018 Annual Meeting was not a closed session, but simply moved to a smaller room in order not to intrude on the socializing / in the main room following adjournment of the Annual Meeting. At this organizational meeting the Board members agreed to continue with Gary Kasch and Steve Broadaway in their current roles as President and Treasurer, respectively, and that Jana Kovar would assume the role of Vice president / Secretary that was vacated by Jackie Kiehm. Gary and Steve would also continue their liaison assignments to the Mystic Shores Property Owner committees, and Jana Kovar would assume the liaison role that her predecessor previously performed. Gary Kasch asked that the April 15, 2017 and April 14, 2018 minutes of the Organizational Meetings be approved with the Organizational assignments noted.

- Steve Broadaway moved to approve the April 15, 2017 Organizational Minutes, Jana seconded the motion, and all three board members approved this motion.
- Steve Broadaway moved to approve the April 14, 2018 Organizational Minutes, Jana seconded the motion, and all three board members approved this motion.

Old Business.

HOG Status. Marty Rolleg provided a summary of HOG activity and actions taken during the Spring of 2018, and an update on recent HOG activity. He reported that there has been recent HOG damage at three residences within the Peninsula, and several HOG sightings. The company that Mystic Shore and the Peninsula used in the spring to capture the HOGs is no longer in business, other options are being explored, and a recommendation will be made to the Mystic Shores Conservation Committee in the near future. This committee will then forward the approved recommendation to the Mystic Shores and Peninsula Boards. Kathy Keaton suggested sending out an eblast to Peninsula residents regarding the new HOG sightings with a request to suspend using deer feeders until further notice. Marty Rolleg accepted the action to compose such an eblast for distribution.

Ratification of Vehicle Parking Exception. Gary Kasch provided a history of past methods used to attempt to stop speeders within the Peninsula (e.g., stop signs, posted speed limit signs on gate, etc.). These methods were not well received within the Peninsula. However, there is still a problem with speeders, plus there have been some thefts within the Peninsula. The Neighborhood Watch Committee (NHW), chaired by Marty Rolleg with members including Constable Steve Diamond, has met with the Comal County Sherriff Deputy to discuss these issues. Based on these meetings, the NHW recommended advising residents to contact the Sherriff's department for vacation checks when they will be gone and 2) placing Constable Steve Diamond's patrol car in various locations to assist in slowing traffic down and providing law enforcement visibility within the Peninsula. Based on this recommendation, the Board of Directors has agreed to grant an exception to Article 10.4 Mystic Shores DCCR's regarding the parking of vehicles. This exception is only for the patrol car used by Constable Steve Diamond within the Peninsula and with the following guidelines:

1. Parking within the 10 foot easement along roadways within the Peninsula as designated by the NHW.
2. Parking along the 10 foot easement IS NOT allowed in front of individual residents unless approved by the homeowner and as designated by the NHW.
3. Parking at intersections designated by NHW.
4. Parking on property where approval has been given by the lot/home owner and designated by the NHW.

Steve Broadaway moved to approve this exception, Jan Kovar seconded this motion, and all three board members approve this motion.

2018 Reserve Study Update. Steve Broadaway reported that a new Reserve Study was conducted in March 2018. Steve said that the Board did an inventory of all physical assets in the Peninsula to ensure they were included in this study, but that the main cost driver continues to be the private roads in the Peninsula. Steve Broadaway recommended that based on the results of the Reserve Study, a **10%** increase in dues should be assessed every four years starting in 2019.

New Business.

2019 POA Assessment Increase. Based on the Board's analysis of the March 2018 Reserve Study and previous years' Reserve Studies, *and as briefed at the April 14, 2018 annual meeting, an*

increase in the annual assessments was recommended from \$600.00 to \$660.00 (10% increase) in the 2019 annual dues. Steve Broadway made the motion to increase the annual assessment by 10%, Jana Kovar seconded this motion, and all three board members approved the motion. This increase will be reflected in the POA 2019 annual budget.

Fireworks / Burn Ban. Gary Kasch clarified that the July 2018 Fireworks Ban notice sent out by FSR did not apply to communities in Comal County, and that the Board had sent out an e-blast clarifying this but asking residence within the Peninsula to use fireworks safely. Famia Magana, chair of the Communications Committee, said she does not have all the email addresses of residents within the Peninsula who are new or in the process of building. Gary asked Bruce Frye, chair of the ACC, to supply Famia with the email addresses for all new builds.

Trespassing on Private Property. Gary Kasch reported that there have been two instances of unknown people going on private property and turning off the wells located on these properties. This situation was discussed with the Sherriff and we were informed that this constitutes trespassing and any damage caused as a result of the wells being turned off is an actionable offense.

Community Comments.

Walkers on Peninsula Roads. Russ Felldin brought up the issue of walking groups using the center of Peninsula Roads, causing cars to serve to the other side of the road that may cause safety hazards. Betsy Kasch said this was a problem last year and the groups were asked to go single-file when they see a car so as not to cause this safety issue. Teresa Carpenter and John Quattlebaum volunteered to contact the woman's and men's walking groups, respectively, to remind them to walk single-file when they see a car.

POA Legal Fees. Marty Rolleg noted that the legal budget from 2018 had been exceeded by over 100% and asked if anyone had any ideas on what we could do. Steve Broadway asked what members would think about applying the same legal payment system applied in civil courts where the lawyer / court costs are paid for by the losing challenger. There was a lot of discussion on this and Steve clarified this was not an attempt to stifle comments from the community, just continued challenges by a very few residents against unanimous decisions by the Board. Gary Kasch said he would ask our management company what other communities do in regards to this issue

POA Investments. A discussion was held on the POA investments. Steve Broadway, the Treasurer referenced the information presented at the annual meeting, and added that the Financial Committee is looking at options to diversify our investments and increase our holdings in Stock Index Funds at the appropriate time.

Announcements: Gary Kasch announced the next Board Meeting will be in late October or early November 2018.

The meeting was adjourned at 12:03pm

Respectfully Submitted
Jana Kovar, VP / Secretary