

Minutes of the Board of Directors Meeting
The Peninsula at Mystic Shores Property Owners Association
October 24, 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 Broadway

Members Present: 11 Peninsula Property Owners were present

Call to Order: The meeting was called to order at 10:00am.

EXECUTIVE SESSION: An Executive Session, which was held to discuss financial issues, ended at 10:15am with the following debrief to the Mystic Shores Property Owners:

- Property delinquent reports were reviewed.
- Reserve Payback Plan for the security cameras at the gate is on track and will be paid off this year.
- 2019 Budget changes were reviewed.
- Investment Strategy / Summary from 2014 to present will be presented during Community Comments period.

GENERAL SESSION:

Approval of Previous Meeting Minutes - Steve Broadway moved to approve the September 4, 2018 Board meeting minutes. This motion was seconded by Jana Kovar and approved by all three Board members.

Old Business. None

New Business.

Approval of 2019 Budget. Steve Broadway presented a slide that summarized the 2017 actuals, the approved 2018 budget, and the approved 2019 budget, and explained any differences in these budgets (A copy of the 2019 approved budget will be mailed to each Peninsula Property owner with the announcement of the 2019 annual meeting). In response to a question on what was included in the total income number, Steve explained that this was the sum of property assessments and interest, but did not include the \$1500 non-refundable builders fee because it was difficult to predict the builds for the coming year. Steve explained that these builder fees are reflected in the final year-end actual income. Steve Broadway moved to approve the proposed 2019 Budget. This motion was seconded by Jana Kovar and approved by all three Board members.

711 Ranch Historical Marker.

- Paula Rieker gave a presentation on the proposed 711 Ranch Historical Marker. She pointed out this Marker is only 1 of 4 Historical Markers that have been nominated for 2019. She has coordinated with the POA Board to place the marker on the island outside

the Peninsula entrance gate, but that the \$2075 cost of the Marker would be from private donations (which are NOT tax deductible). She added that upon approved by the Board for the placement of the Marker in the entrance island, she will send out an email soliciting private donations. Suggestions were made to put up a notice regarding the 711 Ranch Historical Marker fund raising in the bulletin board by the mailboxes and also to add to the email notice a request to forward that notice to any additional people that may be interested in contributing to this marker. Paula said the county will install the Historical Marker for free, and if that is delayed that Jim Collins has volunteered to install the sign for free.

- Marty Rolleg said he was in favor of this Historical Marker, but questioned adding a new sign when Paula was previously part of the group to eliminate all signs by the gate. He specifically mentioned the No Solicitation sign that had been removed, and some repeated incidents of solicitation in the Peninsula for which the Sherriff's department was called. Gary Kasch asked Marty, as head of the Neighborhood Watch Group, to evaluate if soliciting within the Peninsula has become a problem and to make a recommendation at future meetings if he feels the No Soliciting sign should be re-installed at the Peninsula entrance.
- Jana Kovar moved to approve the placement of the 711 Ranch Historical Marker in the island outside of the gate. This motion was seconded by Steve Broadway and approved by all three Board members.

Community Comments.

Investment Strategy / Summary from 2014 to Present. Steve Broadway, the POA Treasurer, presented a summary of the Reserve money investments and rate of return from 2015 through 2018. Steve said that in discussions with FSR it was understood that some financial information cannot be released in detail, but that FSR agreed with the sharing of the information presented at this meeting. Steve also advised that investment decisions are a joint effort with recommendations made by the Financial Committee to the Board for approval, and that this group is in the process of making changes in how the reserve funds are to be invested to establish a more broadly diversified portfolio, and to evaluate options to get maximum safe returns on our Money Market and other Cash investments. Steve asked if POA members have recommendations on what we should do moving forward, please submit them to him in writing and he will present them to the Finance Committee for consideration. John Quatlebaum asked if any POA property owner could request this information from FSR and Steve said they could but they need to follow the FSR process for obtaining the requested information and that there may be a labor and copy charge for it based on the process and fees identified in the POA's Document Retention, Access, Production and Copying Policy dated November 26, 2012. Paula Rieker asked that there should be a more frequent reporting of financial information and it was suggested that this be done semi-annually. Gary Kasch committed to a financial reporting yearly in conjunction with the budget process, and said the Board would consider an additional reporting during the year.

Announcements: Gary Kasch announced the next Board Meeting date is TBD, but that the Board would try to have 1 additional Board meeting before the Spring Annual Meeting.

The meeting was adjourned at 11:40am

Respectfully Submitted

Jana Kovar, VP / Secretary