

Brushy Bend Park Homeowners Association
Annual Meeting
03/05/14

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Meeting Agenda

- 7:00 Welcome and Call to Order Paul Lake
Introduction - BBP HOA Board Officers
- 7:10 Reading/Approval of 2/28/13 HOA Mtg Minutes Beth A.
- 7:15 2013 – Year at a Glance Paul L.
- 7:25 Neighborhood Watch Updates David F.
- 7:35 Wilco Road System Study Steve S.
- 7:55 Brushy Creek MUD Water Plan Paul L.
- 8:15 Committee Activity Reports Committee VP's
- 8:30 Treasurer's Report Steve S.
- 8:40 Nominations for Officers and Member Vote HOA Members
- 8:50 Meeting Summary Paul L.
- Close

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| Position | Name | Street | E-mail | Phone |
|---|-------------------|---------------------|--|----------------|
| President | Paul Lake | 4401 Crestridge Dr | plake@austin.rr.com | (512) 826-6353 |
| Vice President for Membership | Brad Dodd | 1905 Walsh Dr | braddodd47@aol.com | (512) 238-6371 |
| Vice President for Activities | Noel Green | 1508 Walsh Dr | noelsellsaustin@gmail.com | (512) 925-3165 |
| Treasurer | Steve Sorenson | 901 Brushy Bend Dr | bbdrr@austin.rr.com | (512) 244-7572 |
| Secretary | Beth Amundson | 1405 Walsh Dr | b.amundson@att.net | |
| Vice President for Communications | Pat Harvey-Slager | 1401 Walsh Dr | patslager@yahoo.com | (512) 296-5156 |
| Vice President for Community Affairs | Bill Kenyon | 1504 Brushy Bend Dr | Kenyon515@earthlink.net | (512) 246-3435 |
| Vice President for Protocol and Procedure | Wayne Wright | 1805 Mayfield Drive | w5xd@alum.mit.edu | (512) 255-4557 |

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Minutes: BBP HOA 2013 Annual Meeting – February 28th, 2013

7:10 Meeting called to order by Paul Lake

7:14 Introduction of 2012 Officers

7:16 First guest speaker – Joey Miller, BC MUD Utility Services Coordinator

Spoke of water and PRV installations in BBP.

MUD is conducting monthly BacT samples and testing

All homes have AMR (automatic meter reading)

BBP has only a 2% rate for unaccounted for water – an excellent rate

Sub-divide costs - \$2088 for new tap and 5/8" meter, \$3133 for ¾" meter

Mud has hired engineers to study upgrades and enhancement projects

Boil water notices were due to a pressure drop. Water quality tests go to Round Rock lab, where they take at least 18 hours to complete. Mud plans to post signs and door notices if/when there is a next time for boil water notice

7:33 Lisa Birkman – Precinct 1 County Commissioner (and her team of seven)

RM 620 improvement project – Cornerwood to Wyoming Springs - 20 months of work to improve safety, adding shoulders, median and turn lanes.

\$15 million for two miles of improvements by Williamson County.

Question about O'Connor extension – it has been delayed due to TxDOT portion being stalled due to changes in contractors.

Question about Sam Bass Road expansion to four lanes – No defined project, and it would have to be project planned and financed with future bonds.

7:48 Ruth Haberman – GM of UBCWCID.

23 dams in the watershed. They are managed and worked on from a multi-agency regional perspective, with emphasis on public safety. District runs from Leander to Hutto

Flood monitoring is installed at all modernized dams in district

All info is available at the district's website. The National Weather Service uses data from the district

District is conducting watershed study, from a grant, coordinating with Tx Water Development Board.

FEMA is updating flood maps of the area. They are using UBCWCID data and coordinating agencies. Counties and cities are involved in the study.

8:07 Treasurers Report (attached)

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8:09 Community Affairs

Schlitterbahn – big project is dead, and 17 acre smaller project struggles to find financing

Costco to be built at 1431 and 183A, due end of 2013

WalMart planned for NW corner of 1431 and Parmer. Land owner of NE corner improving property in hopes of selling.

1431 – Widening from Parmer to Sam Bass scheduled to start in October, and run 18 months.

8:13 Social Affairs

Be sure to join e-mail list

Summer BBQ lured about 100 people out. Hayride was great success.

8:18 Report on possibility of ATMOS providing natural gas service to BBP. Cost prohibitive, and 50' x 50' easement would be required

8:21 Architecture Committee activities

8:29 Secretary read minutes from last year's meeting. Minutes approved

8:33 2013 Elections conducted.

Noel Green was elected as VP for Social Activities

Beth Amundson was elected as secretary

8:41 Neighborhood watch update – David Ferrero

8:45 Request for additional reflectors at entrances

8:48 Meeting adjourned.

Patty Frear - Secty

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2013 – Year at a Glance

- Construction Around Us – Walsh Trails, Hidden Trails, Costco, Walmart, FEMA study completed, Schlitterbahn project slowed
- BBP Entrance workday – landscaping and new reflectors
- BBP neighborhood picnic – Walsh property, 75 people, next yr. Live Music!
- Dodd's hosted Oak Wilt workshop w/Texas Forestry Service
- 2nd + 3rd Qtr. - Initial mtgs w/BC MUD on water system project
- 3rd Qtr. Constr. Equip arrived at Hidden Trails and mtgs began w/Wilco
- Annual Trick or Treat and hayride, 90 people, hotdogs and refreshments
- BBP experienced about 15% homeowner turnover! Many new families!
- BBP HOA BOD Community contacts: Wilco County commissioners, district judge and road and bridge offices; Sam Bass Fire Dept, Texas Forest Service, BC MUD, TCEQ

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Neighborhood Watch Program – Fred Juch

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Wilco Road Study Project

BRUSHY BEND CONNECTION & BRIDGE ISSUES – HISTORY:

- Two separate Issues - The road connection is strictly a County decision, while the Bridge revolves around the State and it's Bi-Annual Bridge Study recommendations.
- 20 Acre Great Oaks Tract - Previous plans for development had no connection directed towards BBP, the current plan was dictated by the County and indicates a stub street to BBP's eastern boundary. Note: Preliminary Plat approved, Final Plat not submitted.
- Brushy Bend Bridge - The current bridge issue centers on the State having identified it as "Functionally Obsolete" in their 2012 Bridge Study. The County has indicated that they do not intend to replace it.
- Note on All Area Bridges - 4 Bridges in our immediate area have a "Functionally Obsolete" State designation. Recommendations vary, but all, including the Brushy Bend Bridge, were recommended to be "Left In Place, As Is". None were identified as Structurally Deficient.
- Meeting with County Officials - HOA Board met with County officials on two separate occasions. Issues were discussed in detail and at length with no resolution. See HOA Website.
- Meeting with County Judge Dan Gattis - Steve and Liz Sorenson met with Judge Gattis to discuss the Brushy Bend Drive issue. Mr. Gattis was well informed and said that he had discussed this Issue with Commissioner Lisa Birkman prior to the meeting.











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Wilco Road Study Project

- Traffic Study - The County has mentioned that a Transportation Study is being performed as a result of the approved Bond Issue and that the resulting recommendation will be the determining factor in any connection between BBP & GO.
- BBP Petition Update -The petition being circulated door to door and the website version have a combined 200 signatures from 133 homes. Brushy Bend, Vivian, Crestridge, Mayfield, Hightower , Knollwood, & Stevens are complete. Walsh is partially complete.
- *(MAP SLIDE)*
- COMMITTEE TO STUDY BRUSHY BEND CONNECTION AND BRIDGE ISSUES:
- Action Committee - Need 3 - 5 Members to focus on this issue
- Objectives
 - - Form a Link to Williamson County Infrastructure staff and their Study Team
 - - Attend and represent HOA interests at relevant meetings
 - - Publish updates & news to keep BBP community informed
- To sign up see Steve Sorenson

Round Rock 2007

Roadway Legend

-  Freeway
-  Freeway (New Location)
-  8 Lane
-  8 Lane (New Location)
-  6 Lane
-  6 Lane (New Location)
-  4 Lane
-  4 Lane (New Location)
-  2 Lane
-  Bicycle Facility



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Brushy Creek MUD Water Distribution System Project

- Project Background, Scope and Meetings to Date
- Issues Facing the BBP Homeowners
 - Water supplier options
 - Cost effectiveness of water distribution system design
 - BBP System financing and terms
 - Project water rate study and proposed rate structure
 - Damage and repair of homeowner property
 - Protection of environment i.e., oak wilt

BC MUD Water Project Phases

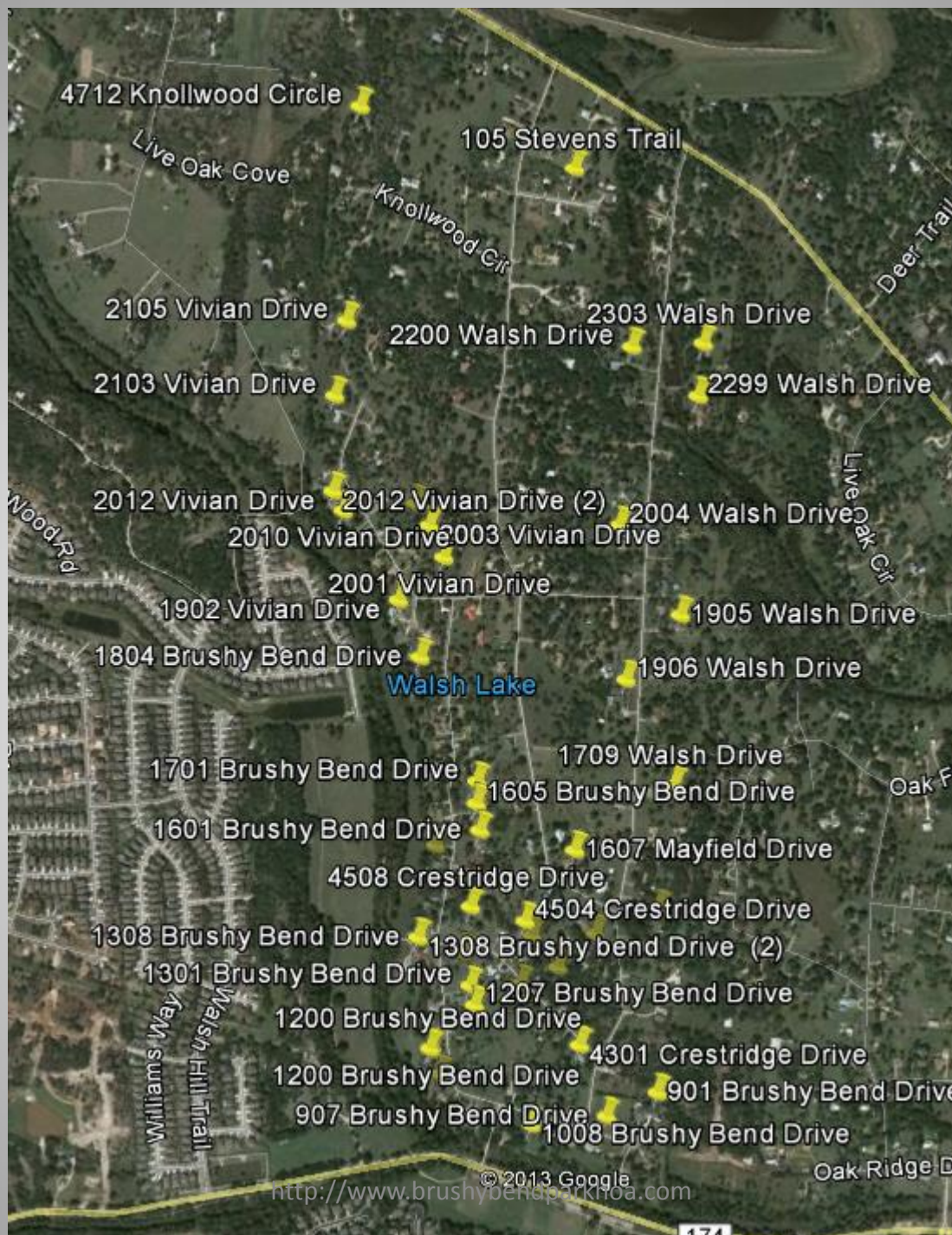


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Brushy Creek MUD Water Distribution System Project

- Initial Action Planning for HOA
 - Active participation w/MUD on design and bidding phase
 - Parallel rate study of neighboring HOA's, subdivisions
 - Independent assessment of environmental impact
 - Project monitoring and communication
- Form an HOA Water Action Committee
 - 3 – 5 members. Aggressively work issues. Meet in next two weeks
 - Objectives:
 - Form a link to MUD's project team, attend mtgs, represent HOA interests
 - Work the issues related to costs, financing, grants, rate structure
 - Investigate environmental issues, follow construction, report problems
 - Communicate updates to BBP community, notify of upcoming meetings
 - To sign-up contact Paul Lake

BBP Water
System Repairs
2008-2013



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BBP Social Committee

- Annual Brushy Bend Park Picnic as held June 8th
 - New Venue @ the Walsh Ranch
 - About 75 neighbors + their families attended
 - Some participants received donated raffle prizes
 - We all enjoyed BBQ and brought great food to share!
- We had beautiful weather & good times!

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- Halloween Hayride Oct 31st
- We enjoyed plenty of hot dogs, chips and drinks!
- About 90 adults and children enjoyed the Hayride on 4 full trailers & lots of candy!



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Architecture Committee

- The committee has responded to a number of questions regarding deed restrictions. No new violations have been reported and no new action taken
- A FAQ is "can I get a variance?". The answer is no. Deed restrictions are an agreement recorded by the Williamson County Clerk at the time you purchased your lot. It is binding on, and enforceable by each individual homeowner in the entire subdivision
- Another FAQ is "can I subdivide". The answer is that the deed restrictions are somewhat lenient in this regard, which limits the HOA's ability to object. However, the county is much more restrictive and will require you to get various permits and approvals
- The two violations reported last year in the HOA meeting are still in place. Non-compliance letters have been served. It is up to the HOA to decide what enforcement action to take. No action has been taken to date

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Community Affairs - Updates

I. Schlitterbahn

- Despite severe problems finding financing and the upcoming opening of another major waterpark in Pflugerville, Schlitterbahn officials as recently as January said they are still considering a Cedar Park location.

II. Intersection of Parmer and 1431

- Major reconfiguration of intersection will begin this spring. Expected to take 18 months to complete.

III. Potential Road Construction Affecting our Neighborhood

- Development is underway at the southeast corner of BBP in which developer was ordered by the county to construct a stub that ends just shy of the Brushy Bend Drive cul de sac. Typically these are designed to eventually connect through, which would for the first time open our neighborhood to traffic coming off of Great Oaks.
- Board members met with Williamson County officials. Were told no decisions had been made yet, but refused to have the developer create a stub extension that would have kept traffic circulation within the Great Oaks neighborhood as originally envisioned.
- A Wilco study is underway to determine how to deal with the traffic on Great Oaks Drive and at the Brushy Creek Road/Hairy Man Road intersection. Study should be completed this year. Public will have opportunity to comment on study before construction approved.
- An optional turn lane and wider shoulders are being considered for Brushy Creek road between the 4-way stop and the bridge leading to Cedar Park.
- No decision on the future of our low water bridge, but definitely no sympathy for it amongst county officials
- County Judge told one board member ultimately he'd like to see east bound Brushy Creek Road near the Walsh Ranch extended to Brushy Bend Drive, dead-ending at Great Oaks. He later denies saying it and other county officials say they are unaware of such plans.

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IV. BCMUD Water improvements

- New 8-inch feeder lines are to be constructed giving the neighborhood a source of water at both the north and south ends of BBP for the first time.
- Construction will begin early 2015 and take approximately 6 months.
- Driveways, mailboxes and other physical structures affected by the digging will be replaced to original standards. Landscape features (trees, bushes, etc.) will not.
- Neighborhood will have working fire hydrants for the first time.
- Water pressure issues will be eliminated.
- Estimated to add \$65 monthly base fee of current water bill for life of the bond issue (probably 20 years).

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| BRUSHY BEND PARK HOA | | | |
|--|-------------------|----------------------------|--------------------------|
| <u>INCOME/EXPENSE STATEMENT</u> | | | |
| CALENDAR YEAR 2013 | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| CASH BAL. 1/1/2013 | | | \$5,867.14 |
| | | | |
| INCOME | | | |
| 2013 DONATION (DUES) | \$2,340.00 | | |
| 45 voting members | | | |
| 2014 DONATION (DUES) | \$0.00 | | |
| | | | |
| TOTAL INCOME | | \$2,340.00 | |
| | | | |
| EXPENSES | | | |
| ACTIVITIES | (\$702.02) | | |
| <i>July 4th Decor - \$92.21</i> | | | |
| <i>Picnic - \$534.81</i> | | | |
| <i>Halloween - \$75.00</i> | | | |
| ANNUAL MEETING | (\$207.17) | | |
| <i>Building Rental - \$100.00</i> | | | |
| <i>Signs - \$107.17</i> | | | |
| WEBSITE MAINTENANCE | (\$220.95) | | |
| <i>Domain Reg. x 2 - \$30.00</i> | | | |
| <i>Hosting Service - \$190.95</i> | | | |
| | | | |
| TOTAL EXPENSES | | <u>(\$1,130.14)</u> | |
| | | | |
| NET INCOME | | | <u>\$1,209.86</u> |
| | | | |
| CASH BAL. 12-31-2013 | | | \$7,077.00 |
| | | | |
| CASH BAL. 3-6-2014 | | | \$6,565.99 |
| 2014 Expenses - \$511.01 | | | |

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Nominations for HOA BOD officers and member vote

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Meeting Summary

- New HOA member sign-up. Two key issues. Only 45 members!
- Two additional initiatives for BBP HOA
 - Work w/adjoining HOA's on Sam Bass Rd to form an coalition
 - Organize a welcoming committee: “Newcomers to Brushy Bend Park”
- Hold Action Committee mtgs on BC MUD Water and Wilco roads in next two weeks
- Neighborhood Watch. Be vigilant. We'll have several contractors and builders working in BBP this year and next!
- Help BBP preserve the many reasons we all live here – in the midst of two highest growth areas in Texas – get involved!