

CRYSTAL FALLS HOA

Minutes of Annual Meeting

December 1, 2014

The meeting was called to order at 3:00 p.m. with the following in attendance:

William R. Hinckley, President/Declarant/Developer	
Mike Siefert, The Lookout Group, Inc., Vice President of Construction	
Jim Plasek, The Lookout Group, Inc., Director of Development	
Laurie Frederick, Resident Member of the Board	Barbara Smith, CFHOA Onsite Director
Scott Trinkle, Grand Mesa VR	Peter Messana, Grand Mesa VR
Geri Wise, Grand Mesa VR	Eric Vogel, Grand Mesa VR
Joe Eckels, Boulders VR	Rachel Baumgartner, Cap Rock VR
Laura Yambrick, Highlands VR	Scott Stout, Highlands VR
Connie Heyer, HOA Legal Counsel	James Browder, Goodwin Mgmt

Mike Siefert made a motion to approve the minutes of the January 10, 2013 meeting. Jim Plasek seconded and the motion passed unanimously. Mike Siefert made a motion to approve the 2015 Crystal Falls HOA budget as previously distributed. Jim Plasek seconded and the motion passed unanimously.

Declarant /Developer Report:

Reserve Study by Reserve Advisors: During the year, a study was performed by Reserve Advisors, a national firm contracted to conduct an outside objective study of the reserves both in the common assessments and the road funds to determine if adequate funds will be available in the future for expected repairs and replacement of assets. The developer has conducted internal studies in the past, but Mike Siefert requested an outside third party assessment be performed to ensure that reserves are adequate. The report by Reserve Advisors noted that as of the date of their study, the Common reserve account used for common area maintenance had approximately \$385,355.00 and the private Road Fund maintenance accounts approximately \$1,120,865.00. The report estimates expected expenses over the next 30 years and determines if adequate funds will be available based on current income rates. The report summary concluded that the HOA is currently adequately funded; however, a slight increase in the road fund amount was suggested to keep in line with the cost of inflation. Therefore, beginning in 2016 the road fund assessments will be increased by 3% per year (in 2016, from the current rate of \$20.76 to a new rate of \$21.38 per month). The reserves will periodically be reassessed to ensure they meet the needs of the community. Mike Siefert has reviewed the report with voting representatives, a summary is available on the HOA website, and the binder is available for residents who wish to come in and review the report in full.

Cedar Park Regional Medical: Hunington Properties has announced the sale of land on the northeast corner of Lakeline Blvd at Crystal Falls Parkway to Cedar Park Regional Medical for a medical center at that location.

Legacy at Crystal Falls: The grand opening of the Legacy at Crystal Falls assisted living center will be on January 15th. The community is looking forward to the opening, and several Crystal Falls residents have already inquired into space for their loved ones.

Crystal Falls Town Center: The new Randall's store will be underway next year, and the company announced it is planning an opening by Thanksgiving 2015. The store was contingent upon the extension of Lakeline Blvd, and this roadway is scheduled to connect with FM 2243 by the spring of 2015.

Grand Haven Homes has announced plans to build approximately 60 single family cottage-type homes to be located in the Town Center behind the Randall's and adjacent to Christine Boulevard. The Cottages at Crystal Falls are designed to meet the needs of retired individuals or those who simply want a smaller home without the maintenance of a large lawn and yet include all the amenities of other communities.

Shops at Crystal Falls: Several new businesses have opened in the new retail center located at the corner of Lakeline Blvd and Crystal Falls Parkway. Driver's Edge was the first to open their doors, along with Jack Brown Cleaners. They have been joined by Crystal Lakes Dental, The UPS Store, OnQ Nail Spa, Crystal Falls Vision Center, and On The Rocks Wine & Spirits. We are also pleased to announce that Crystal Falls is finally getting a sit-down restaurant. Brooklyn Heights Pizzeria, a popular restaurant that serves authentic east coast style pizza baked in brick ovens, along with panini, salads, wings and spirits. The current Avery Ranch location of the Brooklyn Heights Pizzeria is very popular and stays busy, especially on weekends.

Code Enforcement: Larry Reid, the Code Enforcement employee of the Lookout Group, reported that there are about 75 new homes under construction at any one point in time in Crystal Falls, and he has been driving the community weekly to stay on top of builders who are not following the CCRs regarding construction driveways, mud on the street, trash, and other items reported by HOA members.

Balcones Canyonland Conservation Preserve (BCCP): A portion of Grand Mesa is adjacent to the 29,000 acre nature reserve known as Balcones Canyonland Conservation Preserve (BCCP). A periodic increase in the feral hogs roaming Grand Mesa prompted the developer to point out that the BCCP creates a haven for the hogs and they use the streams and ravines as highways to encroach into the community. The HOA, city and county have joined forces to set up a corral trap in Grand Mesa where the hogs will be eliminated and removed. Members are encouraged to call Travis County to complain about the huge reserve being a haven for the feral hogs.

Grand Mesa Section 8: Development of Grand Mesa Section 8 is underway, and will be completed in the second quarter of 2015 with a total of 73 lots.

Fairways 4-2A: The Lookout Group has contracted Ross Construction to begin work on Section 4-2A of The Fairways, between Fairways Section 1 and Chalk Bluff Court just off the parkway. There will be 15 lots in this newly developed section.

Lakeline Boulevard Extension: Lakeline Boulevard has been extended more than halfway to FM 2243, with the final stretch to be completed in the first quarter of 2015. Right of way for this extension was obtained through a joint effort of the city and The Lookout Group.

Natural Stone Address Monument Requirements: The deed restrictions prohibit the use of plastic or common adhesive-backed letters on address markers (primarily in the private gated communities), and recently this trend has accelerated. Therefore, a letter will be sent in early January reminding Grand Mesa residents to replace any plastic or adhesive-backed letters with those made of steel, metal, or lettering etched into the stone to comply with the restrictions of the community.

Living Fences Brochure: A brochure has been developed by the Lookout Group as a how-to guide outlining various options for living fences, and is available for downloading on the community web site. The developer reminded the voting reps that solid board fencing is not allowed in the gated sections and living fences are the best alternative. Living fences composed of native plant material used in conjunction with existing steel picket fences adds a touch of nature and creates privacy while allowing for the open feel of the hill country.

Radar Sign: Due to excessive speeding within the gated communities, the board voted to purchase a radar sign which will record speed and time data as well as a picture of the offending vehicle. Flagrant and repeat offenders will have fines or other action imposed in an effort to promote safety in the community and to make an effort to prevent future disaster, as children and pets are walked on the roadways in gated sections where there are no sidewalks. Money for the project will come from the Cap Rock, Grand Mesa and Fairways road funds, and the sign will be rotated for use in all gated communities.

Onsite Director Report:

HOA Web Site: Barbara Smith, the Crystal Falls HOA Onsite Director, reported that the new HOA web site (www.CrystalFallsHOA.com) is up and running, providing members with improved access to information about the community and all the forms necessary to conduct any HOA business desired. The new web site has information on amenities, landscaping, resource phone numbers, newsletters, governing documents, and much more. The site will also have current announcements for upcoming events such as orientations, social events and community meetings.

HOA Onsite Office Grand Opening: Members will have the opportunity to conduct HOA business in an onsite office as of January 5th, where they can drop off ACC applications, pick up pool keys, get the latest HOA newsletter, and find out more information about the community. The office will be conveniently located at 901 Crystal Falls Parkway, Suite 203, in the center with Luigi's restaurant and Austin Regional Clinic. Accounting and deed restriction violation

functions will continue to be performed by Goodwin Management. The phone number for the new office is 512-986-7444.

Boulders Playscape Installation: The new Boulders playscape installation took place during the second week of December, and was ready to go by the time the kids were out of school for the holidays.

Holiday Decorations: Decorations for the holidays have been ramped up this year, with an outside company being hired to install more than twice the number of decorations as in the past.

Tennis Court Rules: Due to some players not following the rules to relinquish the tennis court as requested per the posted policy, a reminder will be added to the newsletter and to the web site for those who may not be familiar with the rules.

Management Company Report:

James Browder gave the Goodwin Management report, which included financial information as well as information on delinquencies and violations. It was reported that as of 10/31/14 Crystal Falls HOA had total assets on hand of \$1,595,736.00 with \$1,224,169.00 set aside for road and gate repair and maintenance. As of October 31, over \$26,000.00 in violation fines had been collected.

There were 1,989 individual members and builders owned 273 lots, including Taylor Morrison's 130 lot total. As of 10/31/14, there were 11 commercial lots paying assessments to Crystal Falls HOA. There were a total of 1,990 violation letters issued in 2014 to date, with about 10% of the members comprising more than half of the total.

Barbara added that there were almost 250 architectural improvement requests submitted to date in 2014, with 57% responded to within 10 days and another 29% in 20 days or less. For the 14% that took the ACC more than 20 days to respond, many were incomplete and were asked to provide additional information.

Other items of discussion included the following:

THE FAIRWAYS - no issues submitted

THE BOULDERS - no issues submitted

CAP ROCK - no issues submitted

THE HIGHLANDS

- **Rodent Complaint:** One resident complained about rodents in the grass on the northwest corner of Osage at Lakeline Blvd. The board stated the grass was not unusually high, and construction will begin soon on the day care facilities which should resolve the problem.
- **Zoning Debate:** There is an ongoing and often heated debate among some Highlands residents on commercial zoning for a small tract of land adjacent to the Highlands mailboxes at the corner of Osage and Highland Trail. The property is currently zoned Residential, but the developer feels strongly that this is not the most appropriate use, and the community would be better served if the property were used as medical offices, tutoring services, pediatrician offices, learning center, orthodontist or other low- intensity service businesses. This debate will continue to play out in Planning & Zoning and City Council hearings in 2015. The developer has previously offered to donate a portion of the land for future HOA offices. However, unless the commercial zoning being proposed by developer is approved through the City Council this cannot take place. The land donated by the developer could be used to build an HOA office owned by the HOA. An office owned by the HOA would allow the HOA to avoid paying rent as the HOA does now. The developer has also prepared a list of comprehensive deed restrictions and architectural standards for the site that is available for any interested party to review.
- **Quarry Park Upgrade:** Work is complete on the new splash pool and park irrigation at Quarry Park in The Highlands. In addition, trees now line Osage Drive and irrigation has been installed all the way down Osage from Lakeline Blvd. The joint project between Taylor Morrison and The Lookout Group now includes a sports field for residents to enjoy.
- **Primrose and Stepping Stone Day Care Facilities:** There will now be two day care facilities conveniently located at the entrance to The Highlands. Primrose School is scheduled to break ground in the first quarter of 2015 on their new location at the corner of Osage and Lakeline Blvd. More information will be published in upcoming issues of the HOA newsletter, The View. Stepping Stone is making plans to build next door, on the northern section of the vacant property.

GRAND MESA

- **CR 290 Landscape Improvements:** Lookout Group is funding landscape improvements to the area around the Grand Mesa 3 gate, where the roadway joins County Road 290. The project will provide a more scenic entry into Grand Mesa as members and their guests approach the Grand Mesa gate. County residents have not been happy with the increased traffic, as noted in recent city council and Planning & Zoning meetings.
- **Travisso/GM Gate:** The gate between Travisso and Grand Mesa on Goodnight Trail is now installed and functioning. Grand Mesa residents will be able to use their bar codes to enter and exit the gate in both directions. However, Travisso residents will not have access. There is no keypad at this gate, referred to as Grand Mesa Gate 4.

The official Crystal Falls HOA web site (www.CrystalFallsHOA.com) allows members to request pool keys, remotes and car decals, get community information, submit ACC applications and report problems online.

Goodwin Management encourages residents to use their web site at <http://crf.goodwintx.com> for all Accounting and Deed Restriction violation questions.

The meeting was adjourned at 5:25 p.m.