

Goldenwood Property Owners' Association

Meeting Minutes – 2007 Annual Meeting

Meeting Held May 29, 2007 at the GPOA Mailstation

A. QUORUM established - need 50% of owners who are paid-up through 2007. Present were members or proxy forms representing 36 of the 71 lots that are current.

B. OLD BUSINESS

1. Oak Wilt – A. Backus reported that the problem is contained within the trench on the Bell's property. No action required.
2. Mailstation pavement seal – **board has decided to have this work done in the fall of 2007** when weather is cooler. It was noted that sealer purchased will not be of the type that causes problems with runoff into the aquifer. Installation will be using local labor, possibly teenagers being supervised by a knowledgeable adult from Goldenwood.
3. Deer Control – Group discussed the pro/con of various solutions to control local deer population. Due to lack of strong support, no action is being taken by the board or the committee formed last year to study this issue. Item was tabled.
4. Rutherford Ranch – City of Austin is negotiating to buy the land at around \$30,000/acre to keep it undeveloped. John Gorman and his investment company are the sellers. Terry Tull encouraged members to contact Mr. Gorman or his company and encourage them to move ahead with the deal. He noted that adjacent land usually increases in value whenever it is located near protected land or a park.
5. Lia Austin's 80-acre property adjacent to Radiance and the Wizard Academy is currently under contract per Marjorie Gentsch and buyer is interested in low-impact development. However the deal is not necessarily going through. Rob Baxter & Marjorie agreed to discuss this outside the meeting to see if there is an opportunity for the local POA's to combine efforts and make a bid for the land. (Subsequent to the meeting, **they decided not to take any action at this point**, instead waiting to seeing what happens to the current offer.)
6. Tree Trimming done in 2006 – people seem happy with the quality of work and asked a few questions related to how long the trimming will last before needing another trimming. Several members felt that about 10 years is what we should expect, and J. McCune commented that this was the same figure mentioned by the tree company that did the work. Total cost of project was \$7,464, the contractor was The Tree Tender.

C. Secretary's Report (minutes from 2006 annual meeting) was accepted.

D. Treasurer's Report for 2006 was accepted and appears as the last page of these Minutes.

E. Board Member Election

- Ashe Laughlin was elected to replace Jim McCune on the Board.

F. NEW BUSINESS

1. Outdoor Lighting – local volunteer labor (R.Baxter) is being used to maintain sign and entrance lights. Our lighting at the foot of the hill on 1826 is not “dark-sky friendly” but a conversion could be done to improve this. **Rob Baxter will poll the other two POA's** to see if there is mutual interest in checking out cost to do this conversion.
2. Unsightly Signs – GPOA is looking for better policing on sign removal after weddings being

held regularly at The Wizard Academy. Frequently the duct tape, signs, balloons, etc. are not removed from the 1826 entrance area and metal sign poles after wedding finishes – makes the entrance look bad. **Rob Baxter to talk with owner** of Wizard Academy for help with requiring this from wedding participants.

3. GPOA Annual Meeting – board looking for feedback on moving the annual meeting date to an earlier Tuesday so that the hot weather won't discourage attendance and participation. Members felt that having the meeting in early May (as was done for the current year 2006 meeting) is fine as long as we avoid the week before school ends for the summer as this is a busy time for families with children. Motion made to have the **board schedule the meeting for the early part of May**, being sure to confirm how this aligns with school calendar. Motion passed.
4. Speed Limit – Based on discussions from prior years, Rob Baxter asked the county how we could get a lower posted speed limit enacted within Goldenwood. This led to the county agreeing to a speed limit of 25 mph at a meeting several days before our 2007 annual meeting. The only remaining issue was agreeing where to post the signs. After discussion on this topic, locations for four signs were agreed-upon. Rob will communicate this to the county. (Within a week of the meeting the new signs were installed.)
5. Street Intersection Signs – Rob Baxter has received County and Fire Dept. approval for a design using shades of brown and light-colored lettering to look similar to the original wooden signs that are all disintegrating with age. New design uses aluminum for the signs and mounts them on a 4” square steel post. The cost is \$900-1000 per sign including installation and removal of the old wooden and/or newer county-provided green reflective signs. For increased visibility, we will also put red or silver reflective striping on the poles. **Members were excited by the progress on this and happy with the design.**
6. Old Motorized Gate – Andrew Backus organized having the inoperable entrance gate removed from behind the Goldenwood sign at the entrance past the mail station. He kept the iron oak tree logo and asked what the membership would like to do with it. By acclamation, members decided to have **Andrew prop it up against the large trees to the right of the stone entrance.** This will give everyone time to see what it looks like and come up with ideas for how it could be reused. **Members should email ideas and suggestions to the board.**
7. Friendship Alliance - moved and seconded that we **continue to pay annual membership dues of \$500 to the Friendship Alliance. Motion passed.**
8. This year's neighborhood party on May 13th was a rousing success. Event was budgeted by the board at \$1800, total cost came in at \$1797. **Motion passed to continue the tradition with another party next year at about the same time.**
9. Architecture Protective Committee (APC) – Andrew Backus reported for the committee that they have been active with property owners this year, no problems to report. Requested that everyone keep the committee informed of plans for building additions, fences, and the like so that they can deal proactively with projects.
10. Fire Fighting Water Supply – In the wake of the fire scare this past spring (construction fire in Rim Rock spreading to land behind many Goldenwood lots at the back of the development), we discussed several options for making water more available to volunteer fire fighters. They were significantly hampered by lack of water within Goldenwood where they could refill their truck tanks. It was noted that there is a fire hydrant on Shantivana Lane which is connected to the Radiance water tank at the end of that street, but comments were made doubting the usability or the water pressure available from that hydrant. Some discussion followed about the option of requesting LCRA or John Lloyd to run a line to Goldenwood solely for fire protection use. Most comments on this revolved around the astronomical expense of such a project with such limited usefulness. Next we discussed installing our own fiberglass or metal tank with a

separate well on one of the small pieces of land owned by Lia Austin at the back of Goldenwood (lots A, B, C, and D, each about ½ acre in size). One such lot is near the McKeon's lot, and Julie stated that in the past when she tried to purchase this small lot, Lia's asking price was quite high given the size. Rob mentioned that one of our neighbors, Chris Whitney works for Simplex Grinnell and might be a good resource or expert to consult.

Andrew agreed that he would ask Radiance about the hydrant and see if it could be made usable for this purpose. A motion was made and passed that the board hire a consultant to study the various fire water solutions open to us, giving us estimated costs, comparisons, and a recommendation.

11. Cedars and Water – Several members spoke on the high volume of water used by cedar trees; they were advocating removal of cedars whenever possible as long as their size is not such that removal is restricted by our covenants (4” diameter or larger is restricted to needing APC permission.) Members approved a motion to **have the board see if cedar-clearing crews are available for hire** and if any of these offer a group rate if nearby landowners contract for their services.
12. Noisy/Bad Resurfacing of RR 1826 - brief discussion regarding the fact that the re-re-surfacing of 1826 (to undo or cover the poor quality work done in 2006) has been approved by TX DOT and will be completed soon.
13. Rim Rock Fence – many members expressed disappointment at the unattractive design of the new wooden fence added to the development's entrance on 1826. Apparently, this design was approved prior to the newest Dripping Springs ETJ/Subdivision regulations regarding fences took effect this year.
14. Telephone Service – several members expressed interest in getting lower-cost local telephone service. Verizon is the authorized company for Goldenwood, though Goldenwood West and Radiance are served by the lower-cost alternative - Southwestern Bell/SBC which is now AT&T. Rob Baxter thought that which company serves which areas is decided by the Texas PUC, but **he agreed to check this out and see if we can be served by AT&T.**
15. Water Quality - some residents asked if anyone knew more about a well-water testing service offered by Texas State University in San Marcos. **Tom Houle and Andrew Backus offered to share details with members via an email.**
16. Utility Pole – a new pole was added along Goldenwood Way near Terry Tull's lot. This apparently was done because the old pole was not doing the job. Terry reported that all electrical service was moved to the new pole, but telephone and cable service still use the old pole, which is missing a guy wire and probably should just be removed. Rob Baxter agreed to follow up with Pedernales Electric or Time Warner to have them finish the job.
17. Quarterly Meetings – members reacted positively to the suggestion of quarterly GPOA meetings to cover hot topics that should not wait until the annual meeting. Rob Baxter noted that the Driftwood Fire Dept. has offered the use of their meeting room to groups of 25 or less, so we will probably use that space for these meetings. **If these are scheduled in the future, notices will go up at the mailstation and be sent out via email but not via USPS mail.**

F. MEETING ADJOURNED at 10:00pm.

Respectfully Submitted,

Jim McCune, Temporary Secretary