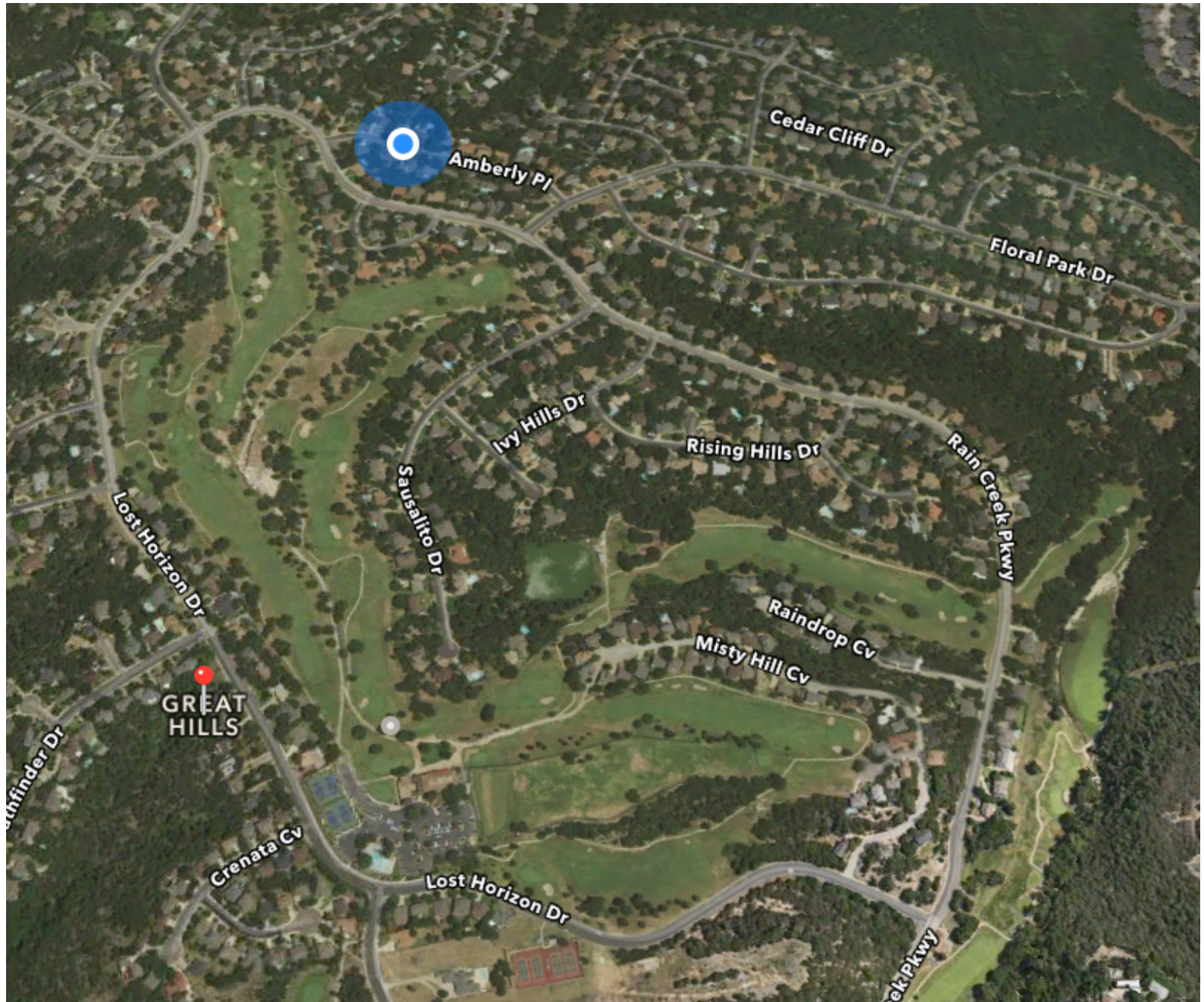


**Welcome to the
Great Hills Homeowners
Association
Annual Meeting
May 3, 2022**

GREAT HILLS

SECTIONS IX AND X HOMEOWNERS ASSN., INC.





OUR HOMES & STREETS

6106 Lost Horizon
6108 Lost Horizon
6200 Lost Horizon
6202 Lost Horizon
6204 Lost Horizon
6206 Lost Horizon
6208 Lost Horizon
6300 Lost Horizon
6301 Lost Horizon
6302 Lost Horizon
6303 Lost Horizon
6304 Lost Horizon
6305 Lost Horizon
6306 Lost Horizon
6400 Lost Horizon
6403 Lost Horizon

6405 Lost Horizon
6500 Lost Horizon
6501 Lost Horizon
6503 Lost Horizon
6541 Lost Horizon
6600 Lost Horizon
6601 Lost Horizon
6602 Lost Horizon
6604 Lost Horizon
6606 Lost Horizon
Amberly Place
Brannon Cove
Costas Cove

Floral Park
(10501-10511)
Grand Teton
Ivy Hills
Mercedes Bend
Painted Valley Cove
Painted Valley Drive
(5601-6001)
Rain Creek Parkway
(5648-6507)
Rising Hills
Rising Hills Circle
Sans Souci Place
(10502-10504)
Sausalito

AGENDA

- Welcome
- Introduce Yourselves
- Review 2020 Annual Meeting Minutes
- In Memorial: Lynn Wright and Larry Harper
- Guest Speaker: Great Hills Country Club
- Treasurer Report: Armin Gutzmer
- Resale/Transfers/Refinances: Armin Gutzmer
- ARC Update: David Coonrod
- Discussion about ARC Recommendation
- Election of **TWO** New Board Members and Officers
- January 2023 Topics

INTRODUCTION OF BOARD & OFFICERS

Board of Directors:

Preston Broadfoot - Term Ended Jan. 2021

Armin Gutzmer - Term Ended Jan. 2022

Jason Meeker - Jan. 2020 - Jan 2023

ARC:

David Coonrod - Chairman

Bob Dolibois

Nick Cervenka

Nick Bohas

Officers:

President - Jason Meeker

Vice President - Preston Broadfoot

Treasurer - Armin Gutzmer

Assistant Treasurer - Ken Nordhouser

Secretary - Armin Gutzmer

Welcome Committee:

Stephanie Beasley

LAST MEETING MINUTES

Minutes from past meetings are posted on the GHHOA website.

The last Annual Meeting was held on January 21, 2020 at 7PM at Triumphant Love Lutheran Church.

See handout.

TONIGHT'S GUEST SPEAKER

Great Hills Country Club

Income & Expenses

	2018 Actual	2019 Actual	2020 Actual	2021 Actual	
Ordinary Income/Expense					
Income					
Transfer Fees and Interest	2,706	2,219	2,666	3,924	
Total Income	2,706	2,219	2,666	3,924	
Expense					
Fees			831	100	refund of over charge
Bank Charges					
Liability Insurance	2,583	2,649	2,669	2,288	
Internet Hosting	263	272	272	169	
Postage and Delivery	105	173	92	118	
Newsletter/Printing	268	285	835	413	
Legal Fees	-	-	-	-	
Taxes	-	-	-	-	
Telephone					
Community Programs (meetings)	150	200	220		
Total Expense	3,370	3,569	4,919	3,088	
Net Ordinary Income	(664)	(1,350)	(2,253)	836	
Other Income/Expense					
Other Income					
Interest Income					
Advertising					
Gifts	-	-	-	-	
Total Other Income	-	-	-	-	
Net Income	(664)	(1,350)	(2,253)	836	

Assets Summary

	Dec 31, 2018	Dec 31, 2019	Dec 31, 2020	Dec 31, 2021
ASSETS				
Current Assets				
Checking/Savings				
BBVA Compass - Checking				
Velocity CU Checking	11,596	11,596	11,596	11,596
Randolph Brooks Checking	7,976	6,770	4,189	5,002
	19,572	18,366	15,785	16,598
Velocity Credit Union				
Randolph Brooks CU-2016				
Randolph Brooks CU-2018	6,858	6,970	7,032	7,056
Certificates of Deposit	6,858	6,970	7,032	7,056
Total Current Assets	26,430	25,336	22,817	23,654

Resales and Refinances

Year-over-year resales and refinances			
Year	Resales	Refinances	Total Fees
2017	15	0	\$3,750
2018	10	2	\$2,700
2019	8	1	\$2,100

Resales and Refinances

Table 1

2020	resales-8	refinances-6
2021	resales-12	refinances-4

ARC Report

See
Handout

President's Report

In the past, the ACC/ARC would handle most of the notifications and enforcement of HOA Restrictive Covenants and Bylaws, and Rules.

The Board decided to change that and make the President and Vice President the persons to handle such notifications.

President's Report

Other things dealt with included, but were not limited to:

- Regular phone calls about “other” HOAs
- Complaints about skunks
- Complaints about yard projects already approved by the ARC
- A truck parked up on side yard
- A truck engine being tested on the lawn
- Yard clean-ups after The Big Freeze
- Dealing with CM Alter's office to get debris picked up
- Various complaints about cars and an RV parked on streets
- Fire in a backyard

OLD BUSINESS

The Approved Restrictive Covenants and Bylaws were filed and recorded with the Travis County County Clerk.

The “PROPERTY OWNERS’ ASSOCIATION MANAGEMENT CERTIFICATE” was also filed and recorded with the Travis County County Clerk.

On September 22, 2020, a motion was approved by the Board to “ADOPT GREAT HILLS HOMEOWNERS ASSOCIATION RULES IN ACCORDANCE WITH THE NEWLY APPROVED RESTRICTIVE COVENANTS AND BYLAWS.” The HOA Rules were filed and recorded with the Travis County County Clerk.

NEW BUSINESS:

Discussion about ARC
Recommendation

NEW BUSINESS:

The purpose of this discussion is to inform the members present and to inform the future Board of the recommendations made by the ARC.

This discussion is also meant to raise the possibility of legal action.

NEW BUSINESS:

Problems have persisted at 5705

Rain Creek Parkway for years.

The residence is owned by Heinz
Grether.

NEW BUSINESS:

The property was recently inspected by the City of Austin Code Department.

Proceedings were to begin for various code violations (trash/debris, yard waste, deteriorating structure, etc.) but they City advised that we, the HOA, follow our rules and procedures and clean up the yard.

The ARC recommended that the Board of Directors proceed to notify Mr. Grether of our intention to clean-up the property by:

Trimming all shrubbery, trees, and grass

Removing all debris, wood piles, stone piles, mosquito breeding water tanks, and junk from all yards and the driveway

Send billing to Mr. Grether

The ARC also asked the Board to require Mr. Grether to repair all cracked and fallen stucco siding, broken windows, and repair or replace the garage door.

The ARC also asked the Board to declare Mr. Grether's non-operable vehicles as eyesores, as violations of City of Austin code, that they are an eyesore, and ask them to be removed.

**NEW BUSINESS:
ELECTION OF 2022 OFFICERS and
BOARD MEMBERS**

Proposed Slate and Nominations?

2022 OFFICERS & BOARD

Board of Directors:

* Preston Broadfoot - Ends Jan. 2021

* Armin Gutzmer - Ends Jan 2022

New term: Jason Meeker - 2020 - Jan 2023

Officers:

President - Jason Meeker

Vice President - Preston Broadfoot

Treasurer - Armin Gutzmer

Assistant Treasurer - Ken Nordhouser

Secretary - Laurie Davis

Architectural Review

Committee:

David Coonrod - Chairman

Bob Dolibois

Nick Cervenka

Welcome Committee:

Stephanie Beasley

NEW BUSINESS: ELECTION OF OFFICERS

Any other nominations?

Open Forum

What would you like
to talk about in
January 2023?

General Information: info@ghassociation.org

Architectural Control Committee: acc@ghassociation.org

Board President: president@ghassociation.org

Facebook: www.facebook.com/GreatHillsHOA

Nextdoor: <https://greathills-central.nextdoor.com>

Website: www.ghassociation.org

Phone: 512-553-9188

Great Hills Homeowners Association

Thank You!