

Minutes for the Board of Directors' Meeting of September 21, 2006

Present

- Board: G.C. Pettey, Bob Thonhoff, John McGraw, Victoria Harkins, April Schweighart
- Property Manager: Carl Gamble
- Homeowners: Janet and Russell Bach

Homeowner Comments/Questions

Several of our homeowners have lost cats in the past few weeks. At least seven cats have disappeared. There was speculation as to whether this was caused by foxes or coyotes. We will put a notice on the web requesting that homeowners take precautions with their pets, especially cats. And the notice will also be added to the letter to homeowners about the 2006 Annual Meeting.

Approval of Minutes From the August 17, 2006 Meeting (April Schweighart)

The minutes were approved on a motion by G.C. and seconded by Bob.

ACC Report (Kelly Rath, via email)

There were approvals for both a porch enclosure and a patio cover.

Property Manager's Report (Carl Gamble)

Carl is continuing to pursue payments and fees due to our association from AquaTexas and one homeowner.

Carl also reported on collections of the interim special assessment to pay the legal fees for the AquaTexas rate increase protest.

Treasurer's Report (John McGraw)

Excluding the legal fees for the AquaTexas rate protest, we are positive to our budget by \$2000.

Aqua Texas rate increase update (Victoria Harkins)

Final arguments are scheduled for next week. We anticipate a ruling from the Commissioner's Court in January.

OHAN update (April Schweighart)

Cruise ' Blues 2006 scheduled for October 21

2006 Annual Meeting

The Board reviewed the proposed letter to homeowners regarding the meeting. Several corrections were needed. The final version of the letter and the proxy statement were sent to Carl for mailing.

Further refinements to the Bylaws and CC&Rs:

This year we agreed to get back to one document by including all the recent amendments into the 1992 version. John Anderson did that and it's on our website. That was submitted to our attorney, Connie Heyer. She has responded with several things that we will now need to do.

Estates of Shady Hollow Owners' Association, Inc.

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Next Meeting

2006 Annual Meeting October 19, 2006 7:00 pm to 8:00 pm, Bailey Middle School

Respectfully Submitted,

April Schweighart
Recording Secretary