

**Minutes of the Board Meeting
Shadowcrest Homeowners Association
June 11, 2012**

The meeting was called to order at 7:45. Members present: Randy Yates, Tom Wehrly, Jordan Bertling, Cindy Richmond, Earl Legg.

The minutes from the April 16 meeting were approved.

Pool Report—The filter media needed to be replaced because a glitter cannon was fired into the pool and clogged the filter. The water level of the pool was low and Randy needed to take care of that. Earl reported that 4 boards need to be replaced on the deck. Randy called the repairman to fix the closer on the gate since the gate does not always close properly.

Treasurer's Report – No report was received from the treasurer.

Landscape Report – Randy had nothing new to report.

Hospitality—No report was received from Ann.

Unfinished business—Review of amended covenants and restrictions

Greater than 51% of the signatures needed to amend the covenants and restrictions were obtained in Sections 1 and 2. The needed number has not been obtained from Section 3.

All HOAs in Texas must amend their bylaws to follow recently passed legislation. Randy read a letter from our attorney concerning the required changes.

The Board voted 5 in favor and 0 against to adopt a payment schedule for delinquent dues of 5 equal monthly payments. Randy will ask the attorney to draft a payment policy. The board also approved by a vote of 5 for, 0 against to have the attorney draft a resale certificate as our standard form.

All HOA policies must be placed on the association's web site.

Associations are powerless to apply restrictions unless the association has followed the law. HOA board meetings are open meetings, and notices must be posted. They can be posted in common areas or on the HOA's web site.

Randy present several documents prepared by the attorney:

1. The attorney has prepared a draft revision of bylaws that Randy will forward to the board.
2. The attorney has prepared a document outlining the requirements for document retention and open records by the HOA.
3. A document that will be signed stating that the Board has adopted the open records policy.

The Board will act on these actions at the next meeting.

There being no further business, the meeting was adjourned at 8:20.