

1. Call to order
2. Approval of May BOD meeting minutes
 - a. Jenny Haley resigns from ACC effective August 31, 2021, to remain on board.
3. Financial update
 - a. End of August Balances (Lauren)
4. Committee Updates
 - a. ACC – Continue updating policy and determine bylaw amendments per new updated TPC.
 - b. Social (Jan) – September & October events? BBQ? Postponed?
 - c. Tennis (Lisa) –Bids from Dobbs Tennis Courts, Sports Court of Austin, and waiting on bid from Cortex Construction
 - d. Deed Restrictions (Dan) –Update on new version
 - e. Trash (Mark) – 3-year contract (signed 2018) is ending; Committee reviewing for renewal with current company
5. Board Updates
 - a. Community Maintenance & Rules
 1. Posts and Paint, Bridge (Curt) – Replaced boards, fixed existing posts; Will schedule time to paint and cement posts when weather is cooler
 2. Landscape and Maintenance (Lisa)
 3. Catch & Release – Discuss proposed rule regarding catch and release at our Common Area ponds and whether to add to park rules and adding of signage

Rule Proposed: Fishing is solely for Tonkawa Springs residents and their guests. Fishing is catch and release only. Please respect our ponds and wildlife.
 4. Boundary Service Agreement – Finalized with seller based on Wilco deeds. Determine if TSHOA needs to file anything with Wilco to update map. Fence request on adjacent property.
6. Discuss Bylaw changes that may be needed at future meeting and action items in accordance with required legislative law SB 1588 and other laws passed in May 2021 legislative session
 - a. **Meeting Notice for Board Meetings** – Pg. 5 section 13 of bylaws due to amended section 209.0051 of Texas Property Code
 - b. **Budget Voting** – Pg. 7 section 20 of bylaws due to amended section 209.0051 of TPC. All budget changes must now be voted upon in open sessions during properly noticed meetings.
 - c. Neighborhood Website – tonkawasprings.org - mandatory item that TSHOA Board must maintain going forward. Can no longer be voluntary
 - d. Resale Certificates – ***Motion needed to adopt Proposed Fee Change - law limits amt to \$ 375 for resale certificate and \$ 75 for updated certificate and need to set price for optional rush fee.*** This will impact budgets moving forward

- e. **ACC** – Pg. 9 – Article V of bylaws due to SB1588. A current board member, spouse, or someone residing in member’s residence is not to be on the ACC. Also, will require additional policy around denials, variances, etc.
 - f. Management Certificate – Required to be filed with Wilco as well as TREC. *Does HOA need to adopt policy/procedure to ensure updates provided to county and TREC are done as required?*
 - g. Collections Policy – *Does HOA need to adopt policy regarding this legislation?*
 - h. **209 Hearings** – *Discuss bylaws as it relates to new policy*
7. Annual General Meeting – Scheduled for Tuesday, October 19th
- a. Virtual or Physical Location, Time
 - b. Finalize Proposed Annual Budget for 2022
 - c. 2022 Board Nominations: Must have at least 3 but no more than 11 (4 officers, 7 directors); Signage, Website and email by September 13th, Due by September 28th
 - d. Ballot – Finalize and Mailed/Emailed/Website by Friday, October 1
8. New Business
- a. Survey Results
 - b. Management Company Discussion – Does board feel volunteers will be able to continue to manage at levels required per updated TPC? Keep in mind TSHOA board always has oversight and determines role of management (Scope & Cost)
 - c. Member Comment/Discussion of Association Matters

Committee/Items for future meetings

Litigation – No update to provide currently

Sign – No update to provide currently

Directory – Will be provided to members October 2021

Amendment discussion regarding our bylaws:

Per SB1588, section 12 (amends 209.0051 of TPC) - amendment to our bylaws needed to reflect new Texas property code

Pg. 5 section 13: Notice of Board Meetings

Subsection b: provided at least 144 hours before board meeting

provided at least 72 hours before special meeting by

Per SB1588, section 12 (amends 209.0051 of TPC) - amendment to our bylaws needed to reflect new Texas property code

Pg. 7 section 20: Action without a Formal Meeting

Line K: Remove “that increases the budget by more than ten percent (10%)”

Per SB1588, section 11 – amendment to our bylaws needed to reflect new TPC.

Pg. 9 – Article V – Architectural Control Committee

Per SB1588, section 17 – 209 Hearings – This will be a policy added as amendment to bylaws