



Q1 CHCA Quarterly Meeting Mar 9, 2023

MINUTES

Board Attendees:

Lauren Hoffmaster
Ross Fisher
Jeanette Shelby
Mark Stewart
Pat Collins
Mickey Nance
Linda Green

Call meeting to order - 6:44pm cst

LAUREN HOFFMASTER

Right. Okay. I guess officially we're calling the meeting to order. The first item on the agenda is Ross Fisher with the financial report. Okay.

ROSS FISHER

I don't speak so loud because I've had a cold financial report. We're in pretty good shape. We've got \$15,000 plus in our bank account, paying bills. We paid all our insurance, which were the big items early on. I don't really have much.

LAUREN HOFFMASTER

That's a great notice. The second notice for your dues will be mailed out tomorrow. If you haven't paid those, please get them in. They're due by the end of April. Income taxes have been filed.

ROSS FISHER

Yeah, they were \$100. We made 400 and something dollars. Your income tax for a corporation is 30%.

LAUREN HOFFMASTER

Oh, fun. Good time.

ROSS FISHER

Anyway, and about half the residents have paid a little over half.

LAUREN HOFFMASTER

Okay.

HOMEOWNER

Is that low for the seven year?



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ROSS FISHER

No, it's about average. Maybe a little better.

LAUREN HOFFMASTER

The other thing we need is to audit the financials from 2022. We've usually gotten financial professionals or people with experience in that from the neighborhood to get a committee together to audit financials. If you have that experience or want to, please email the board. Email. I think last year we had three people on it. Ross, I think three people were on the audit committee last year?

ROSS FISHER

Yes

LAUREN HOFFMASTER

Let us know if you'd like to do that or know somebody who could.

ROSS FISHER

Would want to start one evening and two to 3 hours of going through all of the mundane records and we'll do it typically after tax season, late April, early May.

LAUREN HOFFMASTER

Sounds good. Next, does any have comments, questions, concerns about the financials? Perfect. Moving on to meeting minutes. We actually don't have them. Louis Torres was our previous secretary. We never received the written up minutes, so we will get those and then the board will approve them. Going forward, we have emailed out meeting minutes to everybody, but I'm going to start posting them on the website, so if you can't attend a meeting, you can access them there. I'll start with the meeting minutes from tonight's meeting. Anybody have any questions? Cool.

MARK STEWART - OMBUDSMAN REPORT

We still have a lot of debris around. People are going to get rid of it when they can, but I want to say the number that's listed on the paper you got from me when it came out, that gives all of our numbers. That number is no good anymore. If you need to call me at 512-773-2369.

LAUREN HOFFMASTER

I will also post that on the website. Does anybody here not have access to the website or computer access or anything like that? If you don't, just email or stop by my house. I'm at 176 Ashwood, and we'll figure out how to get you the information that you need.

Okay. Pool park. Usually that's Francine. We're proposing that we open the pool on May 1. Is everybody okay with that?



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HOMEOWNER

That's on a Monday? Maybe we should open the Friday before

LAUREN HOFFMASTER

Yes. Everyone. Awesome. Likely that Francine and Blair are going to take care of the pool maintenance again this year. (majority homeowner approval) April 29 pool opening. Raise a hand? (majority approved this date)

ROSS FISHER

We'll use this date to plan ordering the porta-potty

HOMEOWNER

How much do they cost?

ROSS FISHER

We get a bill for x amount of day used.

LAUREN HOFFMASTER

The question was about the porta potty. If you're new to the neighborhood, we usually get a porta potty by the pool every summer. Now that we know what day it's going to open, Ross is going to get that lined up. And she was asking about billing. They bill for however many days that we have the porta potty there. I don't think the pricing has changed.

ROSS FISHER

Oh, it has - Ross can check on this. And If we are going to do the dumpster before we open the pool, then we need to get the porta potty when the dumpster arrives.

LAUREN HOFFMASTER

Okay.

ROSS FISHER

And I mean, we could do that.

LAUREN HOFFMASTER

We okay if you want to. Okay. He was saying that. He was saying that it depends on if we do dumpster day. We're going to talk about that in just a minute. If we do dumpster day, then it would be good to have the porta potty there before dumpster day. We can coordinate that however we wish. We're going to talk about Dumpster day if we want to do it in the spring and the fall. In just a minute. Cool. Park Pool pond Report.



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MICKEY NANCE - POND REPORT

A lot going on with the pond. In the last we did finally paint it, which was not a minor ordeal because we had sanded and painted. Every time I painted, it took 2 hours. But kudos to my buds who always help with this. We still have some paint to do on the end on the bench. I repaired that. We have the paint for the gazebo and the swing. We're going to be doing that in the next week or so. Yeah, otherwise all the furniture and so forth, that the pond is in really good shape for that. We have a predator, which I never like actually having to report but it's not a snake which is always a good thing. But two of our ducks have disappeared. There's usually been a fox or coyote in the past. Devin is helping me go through and try to figure out what it is. We're going to set up game cameras and see if we can find out what it is and see if we can stop it.

We also started finding empty liquor bottles at a park. I live on it if you don't know that. I've always run off people as much as I can and never really had any problems getting them to leave. But they're coming in the dark, evidently somebody's not reading the signs, and so we're going to try to deal with that, with the game cameras as well. Plus, I want to put up a solar light on the sign that says dawn to dust. So get the heck out of here. Yeah, most of the time. I've never had anybody give me grief. Ask them to leave. But I will ask them to leave. Thanks to Jeanette, we got new lights up. They went out. They just really cracked out at the same time. We've got new Led lights out there that actually give them of protection and cover them.

The pine tree to a hit, We just tried to save it from the pine beetles. Got just cranked by the ice storm, but it's still there. It's still up and running. We've gone through and cleaned that up. And again, kudos to the team. The guys are retired and really help out a lot. You got Bruce, you got Nolan, you got Wes. We got out there and cut everything up and cleaned everything up and did the burn. For the most part, we're down to three trees that are dead we still need to get rid of, but everything else is in pretty good shape. The storm damage was material, and I wanted to pay special tribute to those guys that actually helped neighbors with their fallen trees after the storm.

We had a bigger storm last year, but this one was two days, and it just literally left a mess. All the people that volunteered, they got out and helped all the people that needed help and so forth. I mean, I saw a lot of it. And kudos to you guys. I appreciate and love this neighborhood. I love the people and how they step up and do that kind of stuff. Bruce and I have gotten down to the path. We do fires all the time. Bruce and Ellen and Wes and I all did a huge fire out there at the pond, getting rid of all that kind of stuff. So we just take care of ourselves.

HOMEOWNER

Speaking of trees, when I've gone into the pool area and land well, at the end of the sidewalk let's see if I can explain this. At the end of the sidewalk where the trash can sit on the outside of the gate, right before that, there's a tree on the right side. Not



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the two next to the one next to water on this, but there's another one. It's had a limb hanging for like a year, but now it's got some more limbs. the reason I mentioned is we are going to be in the pool the next month and a half and we should probably get it taken care of.

MICKEY NANCE

Just tell us where it is. We'll go look at the tree.

Companies are really busy right now. Some will require probably bucket trucks or whatever.

We're trying not to actually use them for that type of work because they just literally overcharge you something awful. Save it for the removal for people that can't handle that. Yeah, if you give us a heads up, we can go down and cut it down. That's not a big deal.

Miss anything otherwise, things are good. Ponds in great shade. People asking about putting fish in there. As far as I'm concerned, if you've got knowledge and so forth, bring us a proposal. More than likely, it's going to be a good thing. We just want somebody who knows what they're doing, doesn't mess with the ecosystem, and that would be fine.

For those of you that don't make it down to the pond very often, this is kind of one of the coolest things I've ever done. Every night right before dusk, we have a whole block of the black breasted whistling ducks, which we refer to as a tree ducks. They come for the feed, I feed the ducks too, and they put on the show. Yeah, they're great. They dance around. They prance. They're not like typical ducks, so it's really kind of fun to go there and watch them.

JEANETTE SHELBY

Speaking of that, because we've had people do this. Don't pick up baby ducks. Because we've had people in the last couple of years, there's a lot of tree ducks that do have their baby, and then they walk them over to the pond. We've had residents see a duckling by itself. Mom is going to come back and get them alone, leave them alone.

LAUREN HOFFMASTER

Any questions? Concerns? Awesome. Next up is debris removal to mark's point. I've got a lot of questions. Concerns. Hey, what the heck is going on? Nathan and I had reached out to help people clear their lot. We haven't gotten to everybody. We're trying to but life, jobs, kids, and everything like that. If you still need help, please let me know. We will try to help you. Just personally. I did call texas trash removal, which is the resource that the city of elgin had posted the \$75 for 30 minutes. I think I sent it out to everybody. Anyway, he's on a big project right now, very willing to help



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us. I told him I would gather interest levels from the neighborhood if we have enough people. He's totally fine to work out a deal, but it will be several weeks. If you don't want to wait, you'll definitely have to try and take care of it yourself.

I put the BASTROP crisis cleanup number on the agenda for you guys. Carl very nicely pointed out to me that it's a very weird outgoing message when you call. I think the deadline has passed, unfortunately, but we'll continue monitoring it to see if it opens back up again or if I see any other resources pop up. I'll try to let you guys know. If you hear of anything, please let me know so I can distribute that information. Jeanette mentioned the other day if you've had severe damage and the cost of removing large trees are going to be pretty high, it's possible that your home insurance company might help you out. So that's an option to call. James at the front of Cedar Hills Dr. - He's got some machinery that can help us clear debris. I think you said we can burn up at the front, Jeanette? (Jeanette said yes)

LAUREN HOFFMASTER

James offered to help bring debris to the front lot, commercial lot on Cedar Hills and 95. We could potentially have a big burn. Maybe we could just do a bonfire party one night. Anyway, so we are trying to figure it out. I know it doesn't look great, but from what I understand, all the danger has been taken care of. If we can just tolerate it for longer. Regarding the Texas trash disposal, I've spoken with a couple of us on the board. This is a citywide emergency, not to mention just a neighborhood emergency with all the trees that we have. We're talking about how we can potentially subsidize some of people's costs if they utilize Texas trash disposal. Whether it's like, \$50 a person that you can have toward it or whatever, we're not exactly sure how that's going to work out, but when we figure it out, we'll let you know.

LAUREN HOFFMASTER

That's all that's on the list for there. Does anybody have any questions? I know this has been a big point of curiosity.

MICKEY NANCE

Also to note, you can burn on your property. If you don't know how or are uncomfortable being able to burn on your property, you can probably ask for help. We can kind of get you comfortable with that. You can kind of take care of it on an ongoing basis. It's really not that hard. It's more timing. Don't do it when it's too windy. Don't do it when it's too dry. Set up a nice little place. It doesn't burn anything else, but, yeah, we'd be more than willing to help.

LAUREN HOFFMASTER

Yeah. Okay. Any questions about that? Awesome. Circling back to dumpster day? We've talked about hosting it twice a year in the spring and the fall. Previously, we've only done it once a year. At any rate, do we want to do it again this year? Number



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one, I think the consensus I've heard is yes. People really like it. There's been a high participation rate. (majority approval to do it again this year) Do we want to do it in the spring, or do we want to do it in the fall? There's a couple of things that could impact that decision. Rachel Smith has usually head up that day. I need to check with her and see when she might be available to do it, if she even wants to do it again. We do need somebody to head up that coordination if she can't. And we also need volunteers to help. We usually do it in shifts of three or 4 hours.

HOMEOWNER

Are we still going to do that community yard sale. And do the dumpster after it? Because fall, they're all packing up for winter.

LAUREN HOFFMASTER

Yeah. That was the next thing I was actually going to ask. The citywide garage sale is scheduled for May 1. I know a lot of people in the neighborhood. Are planning on participating just as individuals. If you do plan to participate, it would be a really great time. To do the dumpster day that same weekend. Because whatever you don't sell. You want to throw away the dumpsters just right there. I'm going to just show a hand. Does anybody want to do it? Stay spring, raise your hand. (MAJORITY APPROVAL FOR SPRING)

Speaker 5

In our own community.

LAUREN HOFFMASTER

Right? The citywide garage sale basically the neighborhoods and or the individual people who want to be listed on the garage sales that are a part of it. I can call Veronica. She's the head of the chamber of commerce, and get us on the list, and that way people just know if they want to go browse the garage sales that are in Elgin, they look on the list and then they'll see where they can go to access the garage sale. If enough people I mean, I'm going to just submit for my house so they'll know to come here.

BRENDA BRINSFIELD

That's all right. Have you confirmed with anyone definitely that there will be a citywide ride shell? Did you talk to Amy?

LAUREN HOFFMASTER

I haven't talked to Amy. That's what Shelley told me.

BRENDA BRINSFIELD

I called Amy community development director, and she said they were not doing that anymore, that the newspaper was doing it, and so she told me who to call there. I called the newspaper and they said, oh, we didn't know that.



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HOMEOWNER

If that doesn't work out, I thought what we can do is have a Cedar Hill community wide garage sale. If there's not a city wide garage sale that weekend, that's fine.

BRENDA BRINSFIELD

I can follow up with Amy and find out. It's usually the first weekend in May when they do it.

LAUREN HOFFMASTER

Everybody okay doing a neighborhood garage sale in conjunction with Dumpster Day?

Whether or not the city garage sale does their thing right? Because right now it's kind of up in the air. Are they doing it? Who's doing it? I don't really know. Historically, it's been the first weekend of May. What we can do is so whether or not the city does coordinate something, we, as cedar hills can say, hey, we're doing a cedar hills community garage sale, and then the city does happen to do it'll just be on the same weekend. Does that make sense? Okay, so we'll coordinate that and figure out a date for dumpster day and make sure it's all cool with the pool opening and all that. I'll just send out an email.

HOMEOWNER

I wouldn't do it at the same time. No.

JEANETTE SHELBY

I would think it would better.

LAUREN HOFFMASTER

Okay. We can put some dates together and then send them out?

HOMEOWNER

I want to point out Dumpster Day is more like a Dumpster week because you're going to get it for a whole week.

LAUREN HOFFMASTER

We actually only have it for a day.

JEANETTE SHELBY

after week, people that don't live with us will fill in a heartbeat.

MICKEY NANCE

Every time, It pretty much fills up on the first day.



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HOMEOWNER

Since we're going to open a pool that weekend, should we still do dumpster day at that time?

JEANETTE SHELBY

I think we did the same thing last year.

LAUREN HOFFMASTER

We did. The most cars I've ever seen at the pool are, like, three.

HOMEOWNER

Yeah.

JEANETTE SHELBY

So, I mean, they can park.

It wasn't a problem.

We roped off because I helped Rachel. we roped off areas so that people could pull up next to the dumpster and people couldn't park there. Yeah.

HOMEOWNER

They have a transfer station over there off 95, and you can take your own trash there. They charge you for it. However, if it's appliances like refrigerators or what, they take that for free. I just dumped off the refrigerators. which will help you save your dumpster

MICKEY NANCE

We actually Separate the metal and put it in a big trailer and someone takes the scrap for money.

We've been doing it four or five years.

LAUREN HOFFMASTER

Years, nathan and I've done it the last couple of years.

HOMEOWNER

If somebody's got a trailer, maybe on dumpster day, they can just have a trailer. If you want to just donate the goodwill, take it all the goodwill, and again, save your dumpster.

LAUREN HOFFMASTER

Yeah.

MICKEY NANCE

We've done this for a while, is actual trash.



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LAUREN HOFFMASTER

The people who are volunteering, myself included, if somebody brings something to throw away that's not really trash. A lot of people end up taking it home.

LAUREN HOFFMASTER

Nathan and I have provided our trailer to carry the metal. If there's overflow, there's backup trailers to come. We don't really allow couches, large furniture. Like, that's not what this is for. Somebody showed up with a mattress, the dumpster won't take the mattress, number one. And if it's a couch, sorry. This is for a community of 192 homeowners. You may not take up half of the Dumpster with a couch. You're gonna have to do something else with that. And so it's pretty reasonable. To Mickey's point everything that's gone into the Dumpster has been literal trash. We'll keep that in mind, for sure. Thank you. Okay, next thing, community activities. There are none upcoming so far, if you want any. Like, Carl came forward for Christmas and said we should do a Christmas thing. He put something together. It was awesome. Francine helped. I'm not sure if anybody else is here that helped, but thank you.

LAUREN HOFFMASTER

It was really cool. I heard it went off without a hitch. I was really sorry that I couldn't be there to take photographs. It takes people like Carl, people like Francine, to come forward and say, hey, I want to do something. If you want to just reach out, let us know and we'll put something together. If you reach out and say, hey, I want to do it, I'm going to say, cool, put it together. So just keep that in mind. I know last year we did the Easter egg hunt. We did a couple of movie nights. If you want to and we'll announce as we start putting things together again for this year. Did you have another question, Carl?

Speaker 5

I think that Francis says you want to head up the Easter Egg Hunt.

HOMEOWNER

We can do it.

LAUREN HOFFMASTER

Okay. We had a really good time last year doing the Easter egg hunt, and it was really simple. Like, me and Shelley stuffed eggs. We got some prizes. We had some little race obstacle course things for the kids. We had some golden eggs and we just go find eggs. And they just loved it. They loved it. It was really fun. These events don't have to be crazy complicated. The point is just to get everybody together and do something fun and meet each other. It's been a while. COVID really did a number on all of us. If we can just get back out there, I think that's really the point of all this.

LAUREN HOFFMASTER



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Also want to talk about mowing. Sol has been mowing our common areas in Cedar Hills for a really long time. Thank you, Sol. It's so awesome. He emailed me a couple of weeks ago, said he definitely wants to do it again this year. We've always paid him to do it. Same price as last year. Does the board approve this? (majority board approval; note: Brenda Brinsfield abstained) So there it is, Sol, you will be our Mower. He does take care of all the easements and the ditches and stuff. Also he takes care of the pool, the park and stuff like that. Do you have anything you want to add to that?

LAUREN HOFFMASTER

Okay. Next is the welcome wagon report with Bruce.

BRUCE WENTWORTH

Since the last meeting, I visited three families, and my visit is more than just a howdy do. I provide a packet of useful information to help people get settled into Cedar Hills and to the general area of Bastrop County. Also there are times when information isn't readily forthcoming from title companies or whoever. I also review basic information with the new family names, phone numbers, emails. Once I've done that, then I provide a copy to Lauren and to Ross so that the records are up to date and everybody gets the information. Three families waiting for the two houses on Hickory to get finished someday.

HOMEONWER

Quick question, Bruce.

Who is it who actually does the changing of information if it's needed? Emails. And that goes to you, Lauren?

LAUREN HOFFMASTER

Yes, sir. Well, it goes to Ross first, I guess, through the change of information form that goes out with your dues and the letter in January. If you informed Ross or me, that's fine, but we talk very consistently. So he sent me all the changes. I updated them in the roster, so we should be good. At any point, email Ross, email me the word email, we'll get it recorded. Anything else?

OkRestrictions. Yeah, okay. Lots of questions about the restrictions. To make a long story short, the restrictions that we discussed last year have not been filed for a number of reasons. We did get an initial vote on the changes that we discussed for the last two years, and I think I need to confirm this with Shelley that most of them, if not all, have passed by the majority of the neighbors.

The reason we have not filed them is because there has been a lot of new legislation that has passed that is in conflict with our current restrictions. I mean, it's been 50



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years now. That being said, if new legislation passes in regards to HOA management and what we are required to put in the restrictions, that does not necessitate a new filing of restrictions. We are the lowest on the totem pole as an HOA for any Texas law enforcement or federal law enforcement, right? If we have in the restrictions that you can't put solar panels on and then Texas says yes, you can guess what our restrictions are unenforceable. Whether we file new stuff or not, the updates I put in the last email, and I will also put these up on the website, they are the changes that it doesn't matter what the restrictions say.

This is what we have to do. If you have any questions about that, please let me know. As far as progress on updating the restrictions, Jeanette, Ross, and I met with a wonderful HOA consultant for information only. She cost us \$125. She sat with us for two and a half hours, I think, went through our restrictions, got a lot of really amazing information. As far as how our bylaws probably need to be updated. She gave us a whole PowerPoint presentation on new legislation that I can post like I was talking about. We're taking that information along with the things that passed from the last year's vote, creating a new document. I have contacted an HOA attorney, had a wonderful consultation with them. They said the timeline, so that was not a big issue.

Section one has a timeline window for filing new restrictions. It's like six months. Section two has a separate window of six months, and they only overlap for like six weeks or something like that. I don't have the information in front of me, but there's a very short window. There's different restrictions in section two versus section one. There's not many. It has to do with square footage of additional structures and it has to do with setback lines. Historically, we have kind of figured that out, averaged it out, gone by. I mean, we're talking like, what, 10ft.

BOARD MEMBER
10Ft, 5ft, 10ft to 15ft, right.

LAUREN HOFFMASTER

They're minor differences. Right. We've always been very reasonable about what that looks like. We will be combining both of the documents into one that will apply to the entire neighborhood and the timeline for filing, even though it's in the current restrictions. The attorney told us, don't worry about it. If the majority of the neighborhood says yes, we file it, and that's the end of the story. That's what we're working on right now. When we get the restrictions updated with current legislation, we have the changes that were voted on last year all into one document. It will be sent to the attorney. We will get it all settled. We will send it out for final vote from the residents. Does that make sense? Okay.

HOMEOWNER

Did I understand you correctly that the section one and section two are going to merge?



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LAUREN HOFFMASTER

Yes, sir. Okay. That will eliminate a lot of confusion or a lot of like, well, why did he get 10ft and why did I have to do 15ft? I think historically, we've always worked together, we've always been reasonable. I don't think anybody from section two has ever said anything about section one. We're all adults here, so let's be reasonable about stuff.

Does everybody know the difference between one and two?

I audited both sets of restrictions along with every single amendment, which there's legally only one amendment. At any rate, on the website, I have uploaded both sets of restrictions, the official amendment also the bylaws. In the ACC section on the website, it lists the differences between one and two. Like, hey, section one is this. Section two is this. I also went through each plot. I've combined them into one plat. You can see where section one is if your plot is in that one or section two is in that one. If you want to be to a T and all that stuff, you can reference that information, but it's all on the website.

HOMEOWNER

Section one is, for the most part.

What's in front of Cedar Hills.

Two is behind Cedar Hills.

JEANETTE SHELBY

Right. Don't ask me why they did it that way.

LAUREN HOFFMASTER

Well, because they only built the first section first.

JEANETTE SHELBY

Well, no, but I mean, why they did the restrictions that way. I've asked Mark, who actually Owen, who was the one who drew up the original restrictions, and he doesn't have any. He's like, I have no idea why I did it that way.

LAUREN HOFFMASTER

Yeah. We talked with Amanda, who's a local attorney who actually used to live in Cedar Hills, and the attorney that I will be speaking with upcoming is not Amanda. If anybody had any hesitation about talking to a lawyer who used to live here, that's not going to be the issue going forward. We asked about going to Mark and having the meat of land company and all that stuff, like, do it all for us. She goes, yeah, right, not going to happen. The personality is not going to be receptive to that. And it's been 50 years. Like, you all need to just like, take care of it, move forward. So that's what we're going to do. All that being said, the restrictions that are enforceable today



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are from 1972 and 1973. I have gotten a few of complaints about yards looking like this, structures being built.

LAUREN HOFFMASTER

Why is that person allowed to do that? A few. At the end of the day, the restrictions that are in place right now have no repercussions as far as being able to fine anybody. The only action that we can take is to take it from court. Jeanette has been saying this for ten years. It is still the case today. Thank you for letting me know that these things are happening. I am keeping a log of people's complaints and/or requests so that we can just have a history of it. We can write out the resolution so we can go back and see what precedent has been set. As far as really being able to do anything about it's a matter of, is this a big enough deal to take this person to court? Far, we have taken two people to court

LAUREN HOFFMASTER

Again, and we talked a lot about this at the restrictions meetings last year when we had the separate block parties. We're a community that moved out here to be in the country and not have a ton of oversight and not have all of the strict regulations. Right. Are we really going to take somebody to court because they built a shed that is exactly to spec. we're just trying to be reasonable about stuff. It's just up to the ACC/board to kind of make those judgment calls. If you're really p***** off about how that's happening, volunteer to be on the board and you can see how it all gets worked through. that is a great segue into the ACC committee. Sean, I'll give you a minute to speak if you want to, but I did send out an email. Sean and I, and Carl and Jeanette and Devin have all been working really hard to get a functioning ACC together.

HOMEOWNER

What is that? Architectural Control Committee?

LAUREN HOFFMASTER

Yeah. Prior. It was Pat Collins as the vice president. Per the restrictions, Texas legislation will not allow anybody on the board to be on the ACC or any family member of the board or any person living in the same residence as a person on the board. So, that being said, there's never been any official guidelines on how the ACC should operate. There's never really been an official process for asking for approval on getting things done. It's always been an email to Pat, hey, this is what I plan on doing. Pat says yay or nay. If there's a discrepancy, then it goes to the board. All that will remain the same, except your request will go to the ACC first. There is a new email for the ACC. It's on the website. It should be on your agenda. It's Cedarhillsac@gmail.com.

The new form for requesting an update or a change to your property or structure was sent out several weeks ago. I've also uploaded it to the website. It's really not any



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different than what you were required to provide before. We're asking for your name, your address, your lot number. What are you planning on doing? This is my plat. This is where it's going to go. This is what it's going to look like. So we're confirming setback lines. We're not confirming permits. That's not on us. We don't want to take on that liability. We are asking you to acknowledge that you've gotten a permit. Hey, have you gotten a permit? Cool. The only requirement for a permit per our restrictions is for a sewage any septic situation. Right. We will ask you to show us your permit for a septic system.

The reason that we're strict on that is because the effects of a messed up septic system affects not just you, but your neighbors, the entire community. It's a big deal, and we definitely don't want to deal with that. If you look at the form, I also put an example of the form. So you just fill it out. What materials am I making it out of? Hardy plank, concrete foundation, metal roof. It's going to be green. Something like that. You can even just draw a picture of your square garden shed on your plat, and we'll make a decision from there. It has to be a majority vote by the ACC. Two of the three people, if somebody is in conflict of interest, they have to abstain from voting.

We're really trying to eliminate bias and really be objective. The whole goal is just to make sure that our community stays looking really nice so that it doesn't start looking really 'trashy'. There has been some debate within the board when we're putting the guidelines and the form together, one of the asks is that we ask that you tell us what color your structure is going to be. Quite technically, according to the existing restrictions, the ACC is in place to make sure that all the changes are in line with the aesthetics and harmony of the community. On the form, there are loose guidelines of what color and what material you can use. It can't be neon green. You can't paint a mural of naked bodies on the side of your shop.

I've had a lot of people ask me about the house on Ashwood with the planter boxes in the front yard. I reached out to the individual. He was very sweet. He was very gracious. He said, number one, they just had a baby, which is why they've paused the building of them. Their baby is four weeks old. Anyway, so that's why the work on those have been paused. His response was, thanks so much for checking. We've seen so much beautiful landscaping in the front yard of people's neighborhoods, so we wanted to do it, too.

HOMEOWNER

Like, I mean, they're all exactly alike, and there's, like, 20 of them.

LAUREN HOFFMASTER

For reference, if you come up. My street, 176 Ashwood, instead of going toward Hickory, go down toward the cul de sac. It's on the right hand side. Yeah, I don't really go down there either. The point being, we don't regulate landscaping in people's front yard. We just don't regulate landscaping, period. Even if you don't like



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what it looks like sorry, but tough and you have to deal with it. Don't look at it like turn your head. Everybody's got their own opinion. Jeanette, over the last ten years, has gotten several complaints about the house across the street from mine with the fake flowers. What am I supposed to say to her? Hey, people are bothered by your yard. Change it. I'm sure she'll say no thanks.

LAUREN HOFFMASTER

Regardin the house with the planter boxes, My assumption and I will get some more clarity, if you'd like. My assumption is that the way they are set up right now is likely not the way that they are going to end up. They have a four week old baby.

HOMEOWNER

Didn't he give any kind of explanation of what they were?

LAUREN HOFFMASTER

Yeah, he said that they were going to be for ornamental plants to decorate their front yard. That's what he said.

HOMEOWNER

I guess people probably understand it, but you would have stacked them up instead of spring them all over his front yard.

LAUREN HOFFMASTER

I think, with all due respect, maybe some compassion could be applied here.

HOMEOWNER

He's a good neighbor. I don't know what he's doing.

HOMEOWNER

I'm sure he's a very nice guy.

LAUREN HOFFMASTER

Yeah. No, I know. I definitely don't want to argue or put any tension in the room about it. I just I know what it was like when I had a four week old baby, and if I was in the middle of making decorative planter boxes to put in my front yard, and then I had a baby, and then somebody came and told me, why are these things in your front yard? I'd be like, Great, do you want to take care of my baby? That's what I mean. Like, let's be a community. Let's be reasonable. If it ends up that it's permanently, like weird boxes all over the lawn, then we can have a different conversation about it.

[HOMEOWNER], I don't want to make you upset.

I really don't. I just want to give it some time. I just I would like us to be able to give him some time to see what it's actually going to end up looking like. I would like to be a community and just given the benefit of the doubt and some time.



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HOMEOWNER

In my courtyard. I'm sorry that you have to look at my stuff. I have projects that I just haven't been able to finish because I've been taking care of my mom, and so I had no time. My intention is I will get my things done. Everybody might know, like, I've got a couple of wine statues in my yard. Sometimes it's just a time thing.

LAUREN HOFFMASTER

and again, I have no problem asking for more clarification on what that final product is going to look like. Again, ultimately, we don't regulate what people do with their landscaping in the front yard. Even if we did, there would be nothing we could do about it anyway right now. If you don't like it, I'm sorry. I don't know what else to say.

HOMEOWNER

With the introduction of the new restrictions, once everything is merged, did the attorney say anything about that being able to, enforce, to be able to enforce some of those restrictions after the fact. You're not enforceable today, but once these bills go through, will there be things that are enforceable dead cars and things like that?

ROSS FISHER

We just have to develop fine structure.

LAUREN HOFFMASTER

That's the consensus that we've gotten from the attorney. We can't put undue financial burden on somebody. Like, if the structure is already there and, well, now we have new restrictions, you got to go spend \$5,000 to pull it out. Like, that's going to end up in a lawsuit against the board for sure. We'll try to get more clarity on that about what we can do. The other thing somebody emailed me about a neighbor who had a broken down and they tried to get him to fix it. He wouldn't fix it. They said, what can you do? I said, unfortunately, I can't do anything. Bastrop County can enforce something it's a hazard or a danger, you can call Bastrop County. Now it would end up being a civil suit if you want to take action against that. You can call the county and get advisement on how to take steps in that direction.

I gave her that information. She was very appreciative. She said her husband ended up just taking care of it. I said, Well, I mean, technically you can go after him and get your money back, but so there are certain things in the county's hands versus in the HOA's hands when we move forward. I think one of the things that we suggested to change and has passed was that if you go against the restrictions and put something in, then there's going to be some fine structure. Once the new restrictions pass, that will be an action that we can take. The HOA consultant told us, you can put that in there. She said, 90% of the time people aren't going to pay it. We'll have to come up with kind of an escalation situation. If you don't pay it, okay, then this happens. This has happened in the past.



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LAUREN HOFFMASTER

They had that happen.

ROSS FISHER

We do that with HOA fees.

LAUREN HOFFMASTER

HOA fees. Right. If you don't pay those, they ended up stacking them up and then take them to small claims court.

ROSS FISHER

Once you file a judgment at the county court, if you get awarded the judgment and small claims, then for that house to sell, that judgment has to be cleared.

HOMEOWNER

I found out at our last meeting that I had permits that we built and so we filed for it. But they told me about me if it was built before such and such months in 2020, then you're grandfathered in. She looked at her Google map and said, wasn't there? So no, you're not grandfathered in. They said that they can make me rip it out when I go to sell my house.

LAUREN HOFFMASTER

All these people that aren't getting permits yeah, absolutely.

Speaker 3

That's what we have.

HOMEONWER

A permit is required for anything that stops water.

ROSS FISHER

But that's county.

LAUREN HOFFMASTER

That is true. I think it's awesome that we can provide that information as a resource. That is not something that the HOA is responsible for putting checks on

I think that's just accountability and personal responsibility when you make an improvement on your home and when you do something to do your due diligence and make sure that you're doing the right thing. We're not Big Brother over here as much as we possibly can be. I did talk to somebody else. I don't know, maybe we didn't talk to the same person because I had called and now we built our stuff, one of the structures before 2020. I said, hey, if you didn't get a permit, can you just file for a



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permit now and be retroactive and be covered? She goes, oh, yeah, if you have something, just file a permit and you'll get it and you'll be fine.

HOMEOWNER

Yeah, we got two different answers.

LAUREN HOFFMASTER

We put the county number and the contact on the website. So, hey, just be aware this is a thing.

It's up to you to contact them. You have to acknowledge that you have one very specifically for anything that requires a disposal system. Ultimately, you're an adult, you're a homeowner. If you're going to do something, do it right. If you don't, you're going to suffer the consequences. Right? That's not up to us to enforce. That puts an undue liability on the board that could cost us a lot of money. Any other questions, concerns, comments? If you have complaints, if you have questions, please ask. I'm going to do my best to try to address them, give you resources I'm not perfect. On that note, thank you. For anybody who's emailed me and I haven't gotten back in three days or four days, it's not because I don't care, a full time job and two kids, but just know that I very much care. I very much want to help as much as I can.

I wouldn't have taken this position if I didn't. We will work through it and I will get to your emails or get it in the person of somebody who can answer your emails, and that's it. Sean Gray heads up the ACC committee. Carl is also on it. Devin, I think he had to leave, is also on it. Sean, did you have anything that you wanted to add? I just don't want to, like no.

SHAWN GRAY

I think it covered the work that we did. It kind of helped get the documentation in place. Sharon actually brought up a good point earlier. What happens to the paperwork once we get the signatures, then we'll get the copy to the resident. Those are uploaded onto a web server for record keeping

CARL SEGAN

Just so if you've already built something, they can get a permit.

Just go get it.

The county won't come out and look at what you've already built. They don't have the resources or the manpower or the time.

Just say You'Re going to build the next week.

You say you already built it just to get a permit for it.

LAUREN HOFFMASTER

Yeah. Okay, cool. Any other questions on that? It's going to be several months before we can sort out the restrictions. Just FYI, like, it's not going to happen in the



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next four weeks, so just be patient. We also want to try to not spend a lot of money on legal. The great legal service that we have is \$475 an hour. The board can approve up to \$1,500 without resident approval. My goal is to stay under that, but I will tell the lawyer we have to cap at \$1,500. Once you get there, stop. We'll ask for approval to go forward. This is something that needs to happen. There's a lot of changes that I think people want to go forward with, including and probably most importantly, the ability to enforce the restrictions. So but just please be patient. It's going to be a couple of months before we can get that sorted out.

Okay, moving on. We're almost done. My goal is to end at eight, so we have eleven minutes left. Recycling. Reese offered to look into recycling. Jeanette moved here. She tried. I moved here, I tried. None of the trash companies serviced this neighborhood for whatever reason, I was told because there's not enough interest. We have a resident that's looking into it. At the entry table, there's a sign up sheet for interest for Texas Trash Disposal Services. If you want to be in the can, they get us a deal. Check that. If you're interested in recycling, please check that. That way we have numbers to say like, hey, there's 70 people, or I mean, there's not 70 people here, but there's people here that are interested in this. Right. That way we can start implementing changes.

PAT COLLINS

Green trash people do it already. I don't know what their name is because our neighbor has.

LAUREN HOFFMASTER

Shamrock

They have recycling surface in our neighborhood for Cedar Hills?

PAT COLLINS

Yes.

PAT COLLINS

they do the recycle every two weeks? And I believe it's an extra \$40.

LAUREN HOFFMASTER

Monthly?

Speaker 7

I'm not sure, whatever their chunk is. Like you pay your regular trash fee and then you pay it's almost the same as the recycle. But our neighbor has it. They actually send out two different trucks.

LAUREN HOFFMASTER

Okay.



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Speaker 7

It's already available, but it's just more of a cost. If you run your own, like if you're driving gas and time and.

Just want the convenience and it's all single stream so you can throw it.

LAUREN HOFFMASTER

All into one. Yeah. Cool. Thank you. So we'll let everybody know. I didn't know that was an option. There was talk about the local recycling location not being available next year. Jeanette let me know that their contract had just recently got renewed.

JEANETTE SHELBY

I'm in a group where we're working with David Glass, too, because David, it's very expensive. We're the only precinct that has it. We've had it only because Donna Snowden has been willing to continue to sign it. It's up to \$7,000 a month now for that, and it's a rip off. There is nobody else we can go to because the city has a contract with Waste Management. I'm sure everybody knows that most trash companies are like the mafia, and so they have the county over a barrel. Even though the county owns that property, they cannot use another service for the dumpster. The contract got resigned three days before David Glassy came. The commissioner, he doesn't really want to. That money comes out of the road budget, and the road budget is like, this much of your taxes. He's trying to figure out what to do about it.

There's a group of five of us. You met with them a month ago. We're trying to also look at what other ways to deal with it, because it has to be somewhere where it could be monitored. Because people, any of us who've used that at the county barn remember seeing toilets left there and TVs and all kinds of crap, and shame on those people. But that's the problem. And so that's it. It'll be another year right now, but it could go away.

LAUREN HOFFMASTER

Okay, awesome. At least it's here for another year, right? We'll figure out something after that if we need it. One more thing before we close out. Sharon. At the beginning, I think I can say this, she brought up the desire to kind of spruce up the pool area, including the fence. Like aesthetically. It doesn't look all that great with the chain link and the barbed wire.

HOMEOWNER

I already put a design together. I just got to put the scope together

HOMEOWNER

I will even donate plants for free.



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LAUREN HOFFMASTER

I think that's awesome. Thank you. Yes. It's definitely something that has been a desire for a while. When we did the Pavilion proposal last year, people who voted on it, there was a chance, like, these are the five most common things I've heard that people want change. The pool landscaping was on it. I can't remember where it ranked, but it is on the list of things that need to get done. So, Carl, you're going to put a bid together and you're going to donate plants. That is amazing. Perfect.

HOMEOWNER

That's great. Who's going to maintain it?

I've seen that people build these water things, these water he stone gardens with waterfalls and then let it go and they say, I don't want any poisons used around here. Well, you've got 10,000 weeds going to this landscaping stuff and you've been there six years. What do you do about it?

HOMEOWNER

We could just do zero maintenance landscaping ?

LAUREN HOFFMASTER

That's what I was going to say. Because putting a sprinkler system at the pool park was one of the things to be voted on. That for sure, was last on the list. Pool landscaping was one of the top, like two or three. You can't have really nice pool landscaping without a maintenance plan. Zero maintenance landscaping could be a really good option.

HOMEOWNER

With that, snakes and scorpions could be a problem.

LAUREN HOFFMASTER

Good point. We've got about four minutes left. I do not want to go past 08:00. [homeowner] had asked, how do we do this? Like, how do we get moving on this? Can anybody do it? Does the board have to do it? Just to be clear, if you want something done or changed, any homeowner can submit it to the board and then it will be discussed. Depending on the cost for it will be sent out to the residents for voting. [lauren will put a process together for this]

FRANCINE COOPER

Asked that she be kept in the loop on the pool proposal consider they maintain the pool.

LAUREN HOFFMASTER



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Yeah, absolutely. For sure. Do you all have each other's contact information? Do you all have each other's contact information? Okay, I can send it with y'all's permission. I can get you all connected and you all can talk about that offline. One more thing. The fees for maintaining the pool opening closing, is that going to be the same as last year? Is it going to be different? Because the board's here let's vote on it. The same. Everybody okay with that on the board? (majority board approval received)

LAUREN HOFFMASTER

Okay. Last thing, visitors for future meetings. This is really not super important, but there's a new music school in town. She would love to come talk to us about what it is. We're going to invite her to a meeting. She can do a little spiel. That's fine. Bruce and Jeff, I think, sent me a wonderful synopsis on the history of Cedar Hills and their relationship with the county commissioner who is responsible for maintaining the roads and the culverts and things like that in Cedar Hills. Super informative. Thank you very much. We have a new County Commissioner, David Glass, so I will be reaching out to him to start that relationship and make sure he understands what happened before. I want to ensure that happens going forward is still getting taken care of. I'll be inviting him out to an HOA meeting, just introduce himself and have him get to know some of us.

We do intend on having the County Commissioner continue to be involved in the maintenance of this roads and Culverts in Cedar Hills.

Well, we'll invite him. I'll let you know when he's coming. Any questions? Cool. Meeting adjourned. Thank you guys so much. I really appreciate it. Thank you.

Adjourned - approximately 8:00pm cst