

INDIAN PAINT BRUSH  
HOMEOWNERS' ASSOCIATION  
P.O. BOX 200145  
AUSTIN, TX. 78720  
(512) 918-8100 Fax (512) 918-8121

Board of Directors Meeting Minutes

January 29, 2013

7:00PM

Emma Carlin's Residence  
137 Indian Paint Brush Drive  
Kyle, TX. 78640

**Call To Order**

The Meeting was called to order at 7:02 PM

**Establishment of a Quorum**

The Board of Directors was represented by Tim Beebe, Emma Carlin and Nicole Ticer. The management company, Preferred Association Management Company, was represented by Doug Plas

**Review/Approval of Meeting Minutes**

The Board reviewed the meeting minutes from the September 5, 2012 Board Meeting.

Motion to Approve: Tim Beebe

Motion 2<sup>nd</sup>: Emma Carlin

Motion Carried: Nicole did not vote on this item as she was not at this meeting.

**Review/Approval Financial Statements**

The financial statements for the period ending December 31, 2012 were reviewed. The Financial Statements included the balance sheet and the year to date profit and loss statement.

Motion to Approve: Tim Beebe

Motion 2<sup>nd</sup>: Emma Carlin

Motion Carried: Unanimously

**Review Delinquency Report**

The Board reviewed the delinquency report. Doug reported to the Board that at recent small claims court hearing the judge halved the dollar amount that the Association was requesting due.

Motion to offer a settlement deal to any owner that has a balance of \$500.00 and greater. The settlement offer is that if the owner pays half of what they owe within thirty (30) days, the remaining half will be removed from their ledger. Most of these costs are soft costs (fines, late fees) and the intention is that with tax refunds soon becoming available, this may offer an incentive for owners to get in good standing: Emma Carlin

Motion 2<sup>nd</sup>: Nicole Ticer

Motion Carried: Unanimously

Motion to review all accounts with a balance of less than \$500.00; any posted fine(s) that are on the owner's ledger as unpaid and are older than then six (6) months are to be removed provided there are no current violations: Emma Carlin

Motion 2<sup>nd</sup>: Nicole Ticer

Motion Carried: Unanimously

**Bartley Spears Invoice**

Doug explained to the Board that the second settlement offer they extended to Walter Spears has been refused. Bartley Spears LLP is seeking mediation. Doug will plan on attending with the Association's attorney

**New Business**

- Next meetings to be held April 30th; August 20<sup>th</sup>. Annual Meeting November 12<sup>th</sup>. All start times to be 6:30 PM.

**Adjournment**

Motion to Adjourn: Tim Beebe

Motion 2<sup>nd</sup>: Nicole Ticer

Motion Carried: Unanimously

Meeting adjourned at 8:10 P.M.