

# Fall Creek Addition HOA, Inc.

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## Minutes from the 2015 Annual Meeting of the Members

Date/Time: Saturday, March 14, 2015 @ 11:00 a.m.

Location: In the Meeting Room of the Central Library in downtown Garland  
625 Austin Street, Garland, TX 75040

- I. Call to order and establish quorum – Larry Sawyer
  - a. Bylaws Section 4.7 (Amended) Quorum = 20% (18)
    - i. First call to order at 11:00 A.M. – quorum not established
    - ii. Second call to order at 11:01 A.M. – Required quorum = 10% (9)
      1. Directors present in person – John Disch, Kim Wee, Gwen Waldorf
      2. Directors present on conference call – Larry Sawyer
      3. Directors present by proxy to Larry Sawyer – Doug Jones
      4. Members present in person – Cora McClendon, James Waldorf
      5. Members present by proxy – 10
      6. Total present in person or by proxy = 16
  - b. Introduction of Sitting Directors: Larry Sawyer, Kim Wee, John Disch, Richard Jones, and Gwynne Saul. Mr. Jones and Ms. Saul volunteered to complete terms of vacant positions in the fall of 2014.
- II. Minutes from the 2014 Meeting reviewed
- III. Financial Reports – were distributed
  - a. Bank Account Balance
  - b. 2014 Budget Performance
  - c. 2015 Budget
- IV. Election of Directors to fill expiring terms
  - a. Nominations from the floor – none
  - b. Ballots were returned by members present in person or by proxy. Gwen Waldorf and Richard (Doug) Jones were elected to a two year term.
- V. Open forum during ballot count
  - a. The Social Committee was reestablished with Cora McClendon and Gwen Waldorf. They will be seeking additional volunteers to plan community functions.

Adjourned at \_\_\_\_\_

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## Minutes from the 2015 Annual Meeting of the Members

The next meeting will be the regular meeting of the Board of Directors on the 3<sup>rd</sup> Thursday in May, 2015.

Minutes from the meeting of the Board to provide a hearing to Cora McClendon regarding her Architectural Control Committee request form that was denied.

History: The request was to not replace her back yard fence which fell down several months ago. In lieu of replacing the fence, Ms. McClendon wanted to improve her landscaping and leave her yard open. The BOD denied the request stipulating that the fence must be replaced.

Discussion:

- Only one side of the fence is a property line fence and the neighbor refused to contribute to the replacement cost of that section.
- The covenants do not require a fence, but the ACC provisions require approval before changes can be made.
- The covenants do not make clear that shared fences are joint responsibility of the two owners.

Decision: The BOD moved that the HOA's attorney be consulted on this matter to determine if City and/or State Laws further clarify property line fence disputes.

These minutes are approved for filing by: Larry Sawyer (*original signature on file*)

Date: 05/21/2015