

In attendance:

Directors Luis Zervigon and Robert Kenny. Homeowners Frances Musgrove 2911 Briona Wood Lane, Drew Mattke 1200 Old Mill Rd, Mary Cotham 2109 Shannon Meadow Cove, Charla Hisler 1100 Hunters Creek Dr, Tim Buckley 2915 Cashell Wood Dr, James Costable 2402 Hunters Creek Cove, Rae Ann Doerr 2415 Kristen Rd. RealManage: Jenny Key, VP Austin Branch and Joanna Bitner ACAM.

11.10.10

Call to Order: 7:10 p.m.

Residents address committee:

Francis Musgrove, Volente Hills, received notice regarding overnight parking at 2911 Briona Wood – she does not believe that she is in violation because her son's vehicle has not been parked on the street for more than two consecutive nights; typically son does not park in the street at all. Discussed how inspections for overnight parking are performed and system in place to deal with restriction enforcement. DRC will get in touch with inspector to determine if they saw the vehicle only one evening or for multiple nights. Also was stated that other owners have received letters too and they are not in violation of the 2 night restriction. DRC will discuss with the ACC how to enforce rule since inspections are not performed frequently enough. ACC Chair will discuss with other members at the next meeting. The purpose of courtesy notice is to advise owners of the restriction so they are aware they cannot park for more than 2 nights with the owner under impression that board does not want any street parking. MUD will only enforce restrictions as they are written and will not interpret or deviate. The ACC Chair asked if the inspector can inspect three nights in a row; DRC responded it is possible.

DRC agreed that they will suspend any enforcement of the 72 hour rule until an attorney can determine the 72 hour rule for parking on your property in public view – what constitutes 72 hours, consecutive, etc. The inspector(s) will stop sending out courtesy notices for Volente Hills unless it is verified that the car has been parked for more than 2 nights and requested that her violation be closed since it was issued in error. The violation for the homeowner at Briona Wood, will be closed out.

Tim Buckley, Lakeline Oaks, 1200 Old Mill, received notice regarding commercial vehicle parking on the street – disputes that the vehicle is a commercial vehicle. He stated it is not used for commercial purposes also stated this has not been enforced in the past. The DRC indicated that it has been enforced but they did not have an overnight inspector. The owner at 2109 Shannon Meadow Cove also indicated that she is receiving a notice for her husband's vehicle which has magnetic signs on a pickup truck and she feels that it should not be cited as a commercial vehicle. Board President of Lakeline Oaks indicated that the owner could submit the issue to the board and they will consider it but may not grant it because it affects the entire neighborhood and others will or may expect the same thing. Discussion ensued on what residents are supposed to do with their vehicles and that they do not think it is a fair rule and if no one is complaining, then why enforce. The confusion on distinguishing between the language written in the documents and what is an interpretation made by the Board. Board President requested that the owner address the board with their issue and include a photo of the vehicle in question. The owner of 2109 Shannon Meadow also requested the Board look at issuing parking passes for street parking for those families that have multiple vehicles because kids have grown and are now driving;

The DRC agreed that they will suspend any enforcement of the 72 hour rule until attorney what constitutes the 72 hour rule for parking on your property in public view – what constitutes 72 hours, consecutive, etc. Also stated that enforcement of violations on vehicles with lettering either permanent or temporary and that are not otherwise explicit prohibited by the restrictions as commercial vehicles in Lakeline Oaks until the Board can reexamine the interpretation and advise the DRC of their decision.

WTC MUD #1 DRC Meeting
10 November 2010

Volente Hills ACC Chair expressed appreciation that the MUD has taken on the enforcement process and is bringing these issues to residents' attention.

Lakeline Oaks Board President asked for an update on the status of inserting photos in the violation letter. Jenny Key indicated that RealManage could not insert the photos into the letters. Lakeline Oaks Board President also indicated that she will send a list of owners who have installed the wrong roof after verifying that it was not addressed by the ACC. She stated she will include a list of owners who have made improvements in the easement between the street and sidewalk without approval.

2802 Hannah Kay: discussed the issue of the landscaping/yard maintenance. DRC asked that RealManage refer any violations on this property to the ACC for review prior to sending out a notice; DRC approved removal of the fine.

Reviewed structure of letter and discussed issues that are affecting clarity of the letters as it pertains to the violations and compliance text. Requested that RealManage provide a list of categories under landscape maintenance via email. Requested that RealManage pull letters from homeowners who attending meetings to pull sample letters.

Discussed "Watch" list. Clarified how it is used and created and that is a list that is created for internal use and does not necessarily equate to a violation being issued. Requested that RealManage ensure that issues that are not explicitly prohibited by the DCCRs not be cited. Jenny Key to find out how long Watches stay in system.

Board requested that a list be provided that reports cases that are not being solved by the fining process, water disconnection, abandoned houses to be turned over to the attorney (all violations that are turned over the attorney will continue to be fined by the MUD). Also requested that list of "Directives" be kept so that action items and decisions are tracked.

Summary/Action Items of the DRV :

The enforcement of the prohibition of commercial vehicles being parked in Lakeline Oaks, Volente Hills, and Hunter's Glenn II is to be suspended until further notice from the board. The overnight parking violations will still be in effect in Lakeline Oaks and Hunter's Glenn II. Volente Hills, the overnight parking rules are being re-evaluated and will be suspended while waiting on a ruling.

Meeting closed at 9:50pm.


Secretary, Board of Director

Date: 4/13/11