

The Belvedere Home Owners' Association

Annual Meeting

Thursday, March 6, 2008 6:00 p.m.

Belvedere Amenity Center

The meeting was called to order by President Joel Robuck.

Members Present: Joel Robuck, Ralph Keiser, Martha Sutherland, and Carolyn Boden

Also Present: Elizabeth Freeman, Bonnie Carlisle of Southwest Management, Members as listed on roster

Joel opened the meeting and welcomed everyone present tonight. He introduced the Board, management, and Elizabeth Freeman of LCRA and invited the guests to ask questions that they may have.

Elizabeth Freeman of LCRA gave a presentation on the history of the LCRA's involvement in the area and the obstacles that we face with conserving water in through landscaping in the Texas hill country.

Randall Rudy asked if there is a way to blend compost.

Not necessarily, it is more important how the compost it applied as opposed to how it is blended. You need a transition layer between the topsoil and the compost, as well as aeration. Every layer of soil makes the water want to go horizontally, and our goal is to penetrate the layers. This can be achieved through aeration.

Elizabeth discussed the specific requirements that are in place for landscaping in Belvedere.

Elizabeth explained the concept of IPM, Integrated Pest Management. An example would be to go to big box store, buy an agent to use without a diagnosis of the problems. IPM is looking more into indentifying the source of the problem, and addressing how to deal with it.

IPM information will be provided at the time of closing to all Belvedere purchasers.

Ralph suggested that materials be available in Spanish and English.

Elizabeth explained that the LCRA does offer an audit for their residential and wholesale customers. They will evaluate the efficiency of irrigation systems and check controls by request.

Ralph asked Elizabeth to give her thoughts on rain water harvesting for private residences.

Elizabeth responded that it's great to harvest rainwater. You may use 5K gallons every irrigation cycle. The best way to harvest rainwater is in your soil. To increase the quality of the soil would be a better benefit to each resident.

Joel discussed the following:

The annual budget has been approved for 2008 and is based on the build out numbers in the community. If you have any questions on this, please contact any board member. All Board contacts are available on the website.

Martha has copies of the monthly financial statements, and has made the December 31 statements available here tonight.

CCR Enforcement: Bonnie with Southwest Management and Joel are onsite weekly to inspect and follow up with CCR enforcement. Copies of the CCR documents are available on the website, you can view or print. You can contact any Board member with CCR questions.

The architectural committee is Joel Robuck and John Hathaway (architect). Meetings are twice a month and you are welcome to attend. Landscape plans are required to be submitted and we are encouraging the use of native plants and grasses to be used.

We have specific restrictions on landscaping, see Exhibits C and D, and these need to be considered with landscape plans. Discourage bald spots because that is where water runoff reduces our water quality.

Impervious cover restrictions are in the CCR's for all homesites to keep an average of no greater than 9400 square feet for all homesites in the community.

Website: Carolyn reported that we have integrated the community website. On Belvedere Austin.com, there is a section at the top that says "Homeowners". When the login appears, you will use the global login and password, and once in you will set up your own account. You'll be able to post and view messages. This will be a property owner section only. Once inside, there is a tutorial for register editing, sending messages, creating a poll, etc. There are flash tutorials on the site. Ralph will be administering the message board. There will be various categories set up to add info to.

Environmental Sensitivity: Joel encouraged everyone to be sensitive onsite and offsite regarding water quality. He explained how the amenity center used a pervious material for the parking area and practices rain harvesting. He stated that being environmentally friendly is a high priority in this community.

Oak Wilt is in this area of Travis County and in Belvedere. If a limb of a Live Oak is injured, it must be painted within 15 minutes. If something is not done within 15 minutes of a cut or injury, it is susceptible to the beetle that carries Oak Wilt disease.

Water conservation- the amenity center is utilizing rain harvesting. We have a 10K gallon tank that is the main source of irrigation for the center. We supplement on a limited basis with LCRA water.

Trash Collection: We are currently using Roy's Disposal service and have had some issues with their performance. Belvedere MUD has agreed to establish community wide service with another supplier, TDS. We will be able to get recycling. The MUD will have a master contract and bill the owners on an annual basis. Each owner will pay the MUD bill through their taxes.

The MUD manages the stormwater, two ponds, drainage facilities and swales. Tax rate is .45/100. There are 5 board members, and meetings are held on the third Tuesday of every month at 6:00 p.m.

Gates: We are no longer using the contractor that designed and installed the system. We are going to have to make some major changes to the control system in the median area. We are now working with AutoGate who was recommended by SMS on other locations.

A resident asked if we have the ability to have a separate entrance for construction instead of allowing contractors to use the front gate.

Joel indicated that we have not planned for a secondary entrance for security reasons- so that when we close the gate, there is one in and one out.

Lazy River: The lazy river is complete and we are waiting on the 911 phone. The pool will open May 1 and we will have a social first in the first part of May for all the homeowners.

John Hagy asked if the HOA will provide tubes for the lazy river. He suggested that the HOA define parameters for what can be used on the lazy river before people get creative with the floatation devices that they use. He also recommended that we put a device on the gate so that you can't put your hand through and open the gate.

Play Area: The playscape is complete. We have 3900 lineal feet of trail system and will eventually connect the trails to the amenity center. The sport court will be done next Spring. Benches will be placed on select strategic areas around the trail.

A resident asked if we can we add swings for bigger kids instead of just the baby swings.

Joel responded that it was considered but we opted to have the smaller swings and that we may have room to add some others for larger kids in the future.

Joel indicated that we are looking to identify a play field area for soccer or baseball along the common area in Phase I.

He reminded residents that the amenity center is available for social functions if you want to reserve it, check with the HOA.

Neighborhood Watch- there was some suggestion of starting a group here, if there is an interest, we can work with you to get that set up.

Private streets- we do have a private traffic management program. We have been working with builders on their subcontractors. We have explored options for signage and utilized Smith Protective Services for several weeks, which seemed to be effective. We'll continue to explore other avenues if it continues to be a problem.

Ralph suggested that we look into getting Children At Play signs. This will make speeders aware of the residents concerns.

John Hagy asked that the residents report any problems to the builder or HOA and impose fines to get into the subcontractors pockets.

Q&A

How do you intend on keeping the quality of the construction in Belvedere and keep committed to ensuring that things are maintained at that level?

We have an ACC Review process, a construction inspection process that they have to follow, and will follow that through build-out.

How do we regulate style?

Joel replied that when Belvedere first got started, the CCR's were sent out to the Builders to review and comment . We did not want everything to be similar in style. The developer and builders agreed that nothing should be way to the right or left, but middle of the fairway.

The ACC may not be restricting it as much as everyone would like to see, but they should all be hill country of nature. The ACC is sensitive to the limitations and Joel recognizes the concern. Anyone is welcome to come to the meetings and participate and review and discuss.

Ralph recommended that we consider adopting a range of colors to establish a standardization so that the color pallet will blend in with the area.

John Hagy asked at what point a homeowner would be on the architectural control committee.

Joel replied that typically when 30-50% of the community has been built out, a resident would be added.

Samples are supposed to go up so that anyone can go look.

How are we doing on sales and strategy of development?

The business plan from the beginning was to work with custom builders in Phase I, if they did not perform, we could add custom builders, if they did not perform, and we could offer lots to private individuals. Sales have been steady with 90 of 115 lots in Phases I and II having been closed to builders or individuals.

We are not discounting prices from an average standpoint. Joel does not control what an investor or builder does with an owner for subsequent pricing or premiums. There are all kinds of variations that impact price, views, vistas, size. Belvedere began marketing to the public and had the discussion with the builders. In 2007, Joel was getting calls weekly from people wanting to buy a homesite and to build later, and didn't want to commit to a builder. In Oct/Nov 2007 Belvedere started considering this sales plan, and starting proactively marketing in the first part of the year. We are nationally in a slow down as well as locally. We sold 7 homes in 4th quarter 2007, which was good. There are no recent numbers for 1st quarter sales of 2008. We are aggressively marketing Belvedere for new homes and homesite sales. We have a new home tour every month on the 3rd Sunday of the month.

The development team will work diligently to maintain the values in the community.

With no further business at hand, Joel asked for a motion to adjourn. Motion carried and the meeting was adjourned at 7:48 p.m.

Meeting minutes prepared by Bonnie Carlisle of Southwest Management Services.