

**OVERLOOK ESTATES  
HOMEOWNERS' ASSOCIATION  
P.O. BOX 200145  
AUSTIN, TX. 78720  
(512) 918-8100 Fax (512) 918-8121**

**Annual Meeting Minutes  
Monday January 26, 2015  
6:30PM  
Luigi's Italian Restaurant  
901 Crystal Falls Parkway  
Leander, TX. 78641**

**Meeting Minutes**

**Call To Order**

The meeting was called to order at 6:35 P.M.

**Establishment of a Quorum**

The Board was represented by David DiBonito, Dianne Hess and David Dauber. The management company, Preferred Association Management Company, was represented by Doug Plas. A quorum was established with 73% of the homeowners represented in person or by proxy.

**Special Guest Speaker**

Joshua Davis with the City of Leander Fire Department gave a presentation on Fire Wise programs. He commented that the Association's Fire Wise program started and maintained by Dan Wight and David DiBonito is the only Fire Wise Program within the City. He also stated that he often references to this Fire Wise Program when discussing such a program with other districts.

**Homeowners Forum**

Homeowners in attendance commented on the following items:

- Questions about the new proposed housing development near by
- Owners would like to see more social events
- Owners would like to see new landscaping at the entryway

**Review/ Approve Meeting Minutes**

The Meeting Minutes from the 2014 Annual Meeting held January 14, 2014 were reviewed.

Motion to Approve the Meeting Minutes: Lindy Fullwood

Motion 2<sup>nd</sup>.: Ardis Harden

Motion Carried: Unanimously

**Review/Approve Financial Statements**

The Financial Statements including the Balance Sheet and Profit and Loss Statement were reviewed with the owners in attendance. All statements were for the period ending December 31, 2014. Doug Plas reviewed the financial statements with the owners.

**President's Report**

David DiBonito spoke to the owners about the various committees. He said most of the committees have chairpersons in place but each committee requires volunteers. Rob Aldridge volunteered to head up a landscaping committee to beautify the community.

### **Nomination of Board Members**

Doug Plas explained that the Board consists of three (3) positions and that each position has a one (1) year term. The floor was opened to nominations. David DiBonito, Tracy Diaz and Paul Belangia each nominated themselves. As there were no further nominations the floor was closed to nominations and all three individuals were elected by acclamation.

David DiBonito, Tracy Diaz and Paul Belangia will each serve a one (1) year term expiring in 2016. In accordance with the Governing Documents of the Association, each newly elected Board Member shall be added to the Bank Signature Cards and the former Board Members shall have their names removed.

### **New Business**

- No new business

### **Adjournment**

Motion to adjourn the meeting; David DiBonito

Motion 2<sup>nd</sup>: Tracy Diaz

Motion Carried:

Meeting Adjourned at 8:20 P.M.

### **Organizational Meeting**

The newly elected Board Members held an organizational meeting to elect the officers of the Board.

David DiBonito – President

Paul Belangia – Vice President

Tracy Diaz – Secretary/Treasurer