**Parkside at Slaughter Creek**

**Regular Board Meeting Minutes**

**October 15, 2018-@ ACC Campus**

The meeting was called to order at 7:03pm.

**Board members present:**  Billie Ghedi; Pamela Nevarez-Fisher, Adam Breazzano; and Anne Fletcher

**Absent**: Victor Padron

**Pioneer representative present**: Judy Wilcox.

**Owners present:**  Steven Small; Robyn Strong; Debbie Maynor; Lucy Lazo; Wilson Soto; Liz Diaz; Carlotta Hoffman Diaz; Eddie Cox; David De La Pentad; Patricia Bennett; James & Vickie Nelson; Virginia Michael; Betty Alexander; Thomas Lang; Lisa Desselle; Mark Fisher; Carlos & Virginia Cuellar; and David Perry.

Officer Gamboa spoke to the community. He discussed APD programs. He spoke to the speeders situation on National Park about a year ago and how APD resolved that issue. He also addressed the recent issue with the homeless camp near Parkside. APD runs them off and they are back the next day. That homeless camp population is believed to be resolved at that area on Brandt Road. He shared general information about the homeless and problems in the City of Austin with the homeless population. Owners should reach out to their elected officials supporting the police force, for example, Ann Kitchen, and the City Council.

Pamela Nevarez-Fisher asked Officer Gamboa if the owners should call APD on homeless issues. His response was “Yes!”

Debbie Maynor-wanted to know what owners can do since we have heard so much about what owners cannot do. How can citizens help with the situation? His response was: security at home, lighting, and keeping alert. Don’t put cans out at night before as the homeless will/might rummage through trash cans.

Pamela Nevarez-Fisher-interjected that when owners feel unsafe, they should call APD.

Gamboa supports reaching out to your elected officials.

* **Prior Minutes** of September 24, 2018 are reviewed. Motion by Adam Breazzano to accept minutes as written; second by Anne Fletcher. All in favor; so approved.

**Homeowners Forum:**

Regarding the homeowners’ forum, there was an unusually unexpected turnout of homeowners since there are usually just a few who attend, anywhere from 1-5 people. If the Board had been aware of the large turnout, the homeowners’ forum would have been handled differently. The homeowners’ forum is usually at the beginning of the Board meeting. With the large number of people who wanted to be heard, there wasn’t sufficient time for addressing the regular Board business or Executive Session since the meeting place could only accommodate the meeting until 8:30. In addition, Officer Gamboa had indicated previously that he would only be able to speak for a short time and would need to leave, so he was scheduled first; however, he stayed for the entire meeting and spoke to the Board and homeowners for an hour, so there was a delay in starting the regular portion of the meeting. In addition, due to the late start of the forum, the Board decided that it would be best to just hear and record the homeowners’ concerns since it appeared that there would not be time to address them at that time.

* Virginia Michael-Not happy about the Board’s change of Management Company. She has no problem with Pioneer and feels like the Board should have requested input from the owners. *Board thanks the owner.*
* Betty Alexander-Feels like the Board should have made owners aware of the consideration of changing management companies. Wants to be informed of future changes in advance of change. Asks if there an administration free for transition. *Board thanks the owner. Has not discussed transition fee with Pioneer.*
* Lisa Disselle-wants the Board to start being transparent. Is happy with the service received from Pioneer. *Board thanks the owner.*
* David Perry-feels changing management company without advance notice to owners is wrong. Questions why the Board wants to target specific violations (such as street parking) and not focus on all violations. *Board thanks the owner.*
* Eddie Cox-thanks Judy for her service to Parkside and mentions that he was present to address a different concern. Also, questions about the common area at Channel Island and National Park. *Adam says the area has been seeded.* Eddie calls for pre-maintenance care. *Board thanks the owner.*
* Mark Fisher-Owners should be better citizens when it comes to HOA matters. Speaks to the commitment of his wife who serves on the Board .
* Debbie Maynor-Moving forward, asks Board to include items such as change of management, on the agenda and give owners the opportunity to have a voice. *Board thanks the owner.*
* Carlotta Diaz-Concerns about homeless situation. Observes BMW vehicles going into the homeless area. Concerned about possible drug dealings. *Gamboa responds to report these sightings.*
* Liz Diaz-Board needs to send out info to owners before making changes like management. *Board thanks the owner.*
* Robyn Strong-Transparency is needed as there is a lack of it at this time. Keep owners informed. *Board thanks the owner.*
* Steven Small-Board is accountable to all owners. Board should not be a part of removing owner’s posts from Next Door. Questions why the committees were all disbanded? Why did the Board not want to accept a code of ethics? Why did the Board not want a reserve study? Why did the Board not want to audit the financials? The CC&R’s are old and outdated and need to be revised. *Several Board members responded asking Steven why these were not done when he was on the Board. He was on the board for six years.*
* Debbie Maynor-asks how does an owner get an item on the agenda? *Board thanks the owner and states to call Pioneer/management company.*
* Eddie Cox-since Parkside has changed management companies three times in 3 years, an audit is necessary. *An audit would be considered with the new management company.*
* Virginia Cuellar-thought Ann Kitchen was going to be at this meeting. *Adam says it is on the agenda to draw attention to an upcoming meeting that Ann Kitchen is having at the Ralph Ablanedo police sub-station.*
* Lucy Lazo-Why is the Board cutting off owners’ comments and interrupting them while they are speaking tonight? *Pamela apologized and said she wasn’t intending to interrupt; she was trying to answer the questions.*
* Patricia Bennett-Transparency is needed with the Board. Should have let community know of Board intentions to change management. Am disappointed to hear of this change. Has positive experience with Pioneer. *Board thanks the owner.*
* Terrell Contee-Wants more communication and less bullying from the Board. *Board thanks the owner and Adam states no one is bullying anyone...*
* David De La Penta-Supports an audit. Would like to be notified of Boards actions. Asks for respect from owners and Board. Agrees the CC&R’s need to be updated. Agrees the homeless camp is a bad situation. *Board thanks the owner.*
* Vickie Nelson-Transparency is needed with the Board. Why were owners comments removed from Next Door and Board members personal attacks left up? Suggests removing all Board members and starting over with a new Board; if the Board is removing Pioneer, the owners need to vote on a new Board. *Board thanks the owner.*
* James Nelson-Wants a transparent Board and operations. Enforcement focus should be on all violations, not heavy on street parking. Accuses Pamela of reporting him and not liking his jeep. Does not appreciate his vehicle being called unsightly. Is appealing the violation letter he received. *Board thanks the owner and Pamela stated that she had not reported him for his Jeep.*
* Steven Small-will send his report on the successful National Night Out. *Board thanks the owner.*

Motion by Adam to adjourn meeting and second made by Anne. Meeting adjourned 8:35pm.

*Board thanks the owners for attending the meeting*

**The Board ran out of time on the meeting due to the extended homeowners’ forum and the lengthy and informative presentation by Officer Gamboa. The following reports were NOT presented at the meeting but were set to be reported on this meeting. For informational purposes, the reports are being added to the minutes: 1) President’s Report- Adam Breazzano, (2) Manager’s Report- Judy Wilcox, (3) National Night Out Report- Steven Small**

**Respectfully submitted,**

**Anne Fletcher**

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**HOA Board Recording Secretary**