

**Mountain Springs Ranch Property Owners Association  
Board of Directors Meeting  
July 15, 2021 – 6:30 PM  
VIA CONFERENCE CALL – ZOOM**

**AGENDA**

**1. Call to Order**

**2. Establish Quorum**

**3. Appointment of a new board member – Ted Zimmerhanel**

To comply with SB1588 Paul DiTullio will be resigning from the MSR Board as soon as a new board member has been appointed. Katy Willdigg has volunteered to join the board.

Katy Willdigg has been a MSR property owner for 3 years and living in The Ridge for one year. She is a retired Navy Senior Chief (22 years) and a highly awarded Combat Vet. Integrity and honesty are her policy. In addition to her professional career as a Program and Financial Analyst for Gryphon Technologies and being the Chair of the MSR Social Committee, she is involved in non-profit organizations to include Rodeo Austin. She's a Law Enforcement Wife and Toddler Mom. Katy understands the difference between state governed and county approved DCCR's and locally generated ASDG's as a homeowner and recent builder. Katy's leadership skills, her financial acumen, people-oriented focus and dedication to this community make her an ideal candidate for the BOD.

**4. Property Owners Forum**

**5. Minutes – June 17, 2021**

**6. DAMC Management Report- Crystal Hall**

**7. Architectural Compliance & Guidelines Report– Kathy Johnson**

- Compliance Issues - recurring
- ACC Guidelines - rewrite status
- ACC- new members-
  - Jim Lewis- retired from the DOJ, Drug Enforcement Administration
  - Steve Boldway- 13-year Firefighter/Medic working for the San Antonio Fire Department.
  - Christina Rooke-Works in Finance for an Energy Company and just moved to MSR

**8. Financial Report - Steve Hansen**

**9. President's Report- Ted Zimmerhanel**

**10. Committee Reports**

- Social Committee- Katy Willdigg
- Compliance – Darla Scates
- Landscape – Dwayne Scates
- Nature Preserve – Brett Niccum / Clayton Jacobsen
- Pool Committee – Curt Collier
- Sign Committee – David Fletcher
- Welcome Committee - Margie Smith

**11. Information Updates to the Website- Mary Lu**

**12. Unfinished Business**

- Engineer / Maintenance Update – Petra Wagner -(on hold until October 2021)
  - Painting Project
    - General Neighborhood – Contract issued, awaiting cooler weather
    - Gated Entrances – Proposal to approve work.
  - Road Maintenance – Status of Bid process The Hills & General Neighborhood
  - Drainage Evaluation The Vistas Split Mountain
- Welcome Package – Vickie King
- Speeding in MSR and Four Way Stop Sign – Ted Zimmerhanel/ Vickie King
  - Progress Update “Children at Play Signs” - Ted and Todd- 10 signs purchased? Installed?
  - Four way Stop Sign at Comal Springs/Holland Springs/Mountain Springs – Vickie King. Update?

**13. Next Board Meeting – 19Aug2021 @ 6:30 pm**

**14. Adjournment to Executive Session**

## **Executive Session**

The following items shall be discussed in executive session as needed in accordance with, and pursuant to Section 209.0051 (c) of the Texas Property Code:

- Confidential Property Owner Communications
- Confidential POA Attorney Communications
  - Status Reports
    - Collections
    - Compliance
- Aging Report
- Compliance Issues

**15. Reconvene Regular Meeting**

**16. Summary of Executive Session**

**17. Adjournment**