

**WALSH HOMEOWNER'S ASSOCIATION I, INC.
MEET THE MANAGER MEETING**

**December 6th 2022 at 9am, 6pm.
Movement Studio-Athletic Club**

Meeting Minutes

1. Introductions: Lisa Sewell, Community Manager introduced Advisory Committee members present, Trish Rodriguez, Lifestyle Director, Officer Spragins.
2. Officer Joseph Spragins provided updates to those present including tips ahead of the holidays. The major issues for him at Walsh is speeding on the Parkway and not stopping at the stop sign at the corner of Parkway/Avenue. He discussed how to properly register as a neighborhood Crime Committee within the City, Jude Hinz commented how he is facilitating this for the HOA and should have enough owners involved to get started. After management and advisory committee member provided Officer Spragins with an award for this dedication to Walsh.
3. Landscaping: Walsh will have a new landscape company (Brightview) effective 1/1/23, a notice will go out to members soon with instructions on how to setup additional services with them. Lisa discussed common area maintenance, provided the map of services, provided an update on the tree maintenance plan. 77 dead trees were recently removed off the parkway, additional trees will be completed in phases. Front yard maintenance responsibilities/services from the HOA vs owner responsibility post was discussed as a reminder. There is currently a notice on NABR owners can review for additional details. On 1/17/23 there will be a tree and lawn care workshop from Brightview during the manager meeting, attendance was recommended. Owners were strongly encouraged to report all issues to the management office, not the landscaper directly.
4. Community Updates: The new Walsh Christmas tree was installed along with new décor, everyone seemed very happy with it. A bike rack was installed in Lake Park. Fitness Equipment was repaired and advised owners present the HOA incorporated a new quarterly service to hopefully eliminate some of these pieces of equipment from going down for a long period of time moving forward. The HOA audited PID taxes and was able to receive a refund since the HOA is exempt from paying them. The motor and lights for the pool were repaired. Lake park lights were repaired along with ordering new tennis net straps and basketball nets. Additional updates included the new Lagoon Lake Fountain was installed, 2023 budget finalized and on the website, all pet stations were painted black to match, multiple irrigation repairs completed along with two playground repairs.
5. Developer/Builder Updates: commercial construction is still not approved, more details to come. A list of future tenants will also be coming soon once the plans are finalized. Phase 3E (Brook Hollow) will begin around February, a formal notice will be sent to the community on details in the coming month or so. The Brook Hollow walking trail is under construction and reminders to not use the trail until further notice were mentioned. Phase 3W and the Village

**WALSH HOMEOWNER'S ASSOCIATION I, INC.
MEET THE MANAGER MEETING**

**December 6th 2022 at 9am, 6pm.
Movement Studio-Athletic Club**

phase are in progress and the address plats are not finalized with the city, so building will not commence until after, another formal announcement will be made when that happens.

6. Trish reviewed upcoming December events already posted on the neighborhood calendar. She discussed how Walsh Gives was incorporated and if there is an organization near and dear to owners' hearts, please reach out to her so she can facilitate moving forward.
7. Lisa took questions from the floor.

**WALSH HOMEOWNER'S ASSOCIATION I, INC.
MEET THE MANAGER MEETING**

**December 6th 2022 at 9am, 6pm.
Movement Studio-Athletic Club**

Executive Meeting Minutes

The Board made a motion to called to order at 2:17pm.

Delinquencies, violations, legal and an appeal for account #38570 were reviewed.

Executive session was adjourned at 2:30pm.