

## Minutes from General Meeting 7/29/03

As transcribed:

### TED'S OPENING REMARKS:

- 1) Ted brought the meeting to order at 7:16p.
- 2) Ted went over his slides.
- 3) New sign is Thursday, but Nic will give more details.
- 4) Entrance Committee kudos
- 5) More people have volunteered for work yet to be done. Future kudos
- 6) Last but not least, Nic has put the largest amount of effort. Thank you very much.
- 7) Next item is Nic's presentation

### NIC'S PRESENTATION:

- 1) Nic showed before and after photos, very dramatic difference
- 2) Added a lot of masonry cleanup to the big islands as well in order to preserve the old rather than rebuild.
- 3) We now have the bulletin boards in place. This will reduce the amount of stapling to the Gatehouse.
- 4) We discovered a few things up in the top, principally up in the lenses. If you mount glass behind a frame (as he is doing with a board behind the chair frame) then you can see that the water will just penetrate.
- 5) Nic showed pictures of the rot in the lantern area. Since we have not really dealt with the water intrusion problem, the water will continue to deteriorate the structure.
- 6) Nic showed sketches of the sign, which should be in as early as Thursday. It will have the same patina as the Copper on the Gatehouse. It will sit in the planter as Nic's sketch shows.
- 7) One of the things that the sketch shows is black GLENLAKE letters, but actually the sign will be cutout and a stainless steel sheet will show through for enhanced contrast. Both materials will be completely bulletproof and maintenance-free unless they paint it.
- 8) Nic has found a contractor to refurbish the lantern area. The frames that he will do will be a very similar in looks. The glazing material is a polycarbonate that will fit in front of the new frame, then a "picture frame" with stainless steel bolts and neoprene to sandwich the glazing material. The geometry will also be such that rain shedding will be anticipated.
- 9) The finial is off plumb and is leaking, so that is another item that must be addressed. In addition to all the other work, a new collar will be placed atop and the finial will be replaced by a copper cone.
- 10) In answer to questions: cleanup can be done by mineral spirits.
- 11) Mike Collins: next item should be camera.
- 12) Mike Collins: what about the Copper stain. Nic: Won't harm the structure. Stone will also age. Copper oxide forming may cause the dripping to slow down. There may be some solvents that work. Nic's feeling is that it will just provide a nice patina over time. What is happening is that the copper flashing is dripping, and taking some extra copper with it. It was happening on the old stone and shows in the old picture.
- 13) Nic got many more kudos.

### TED'S CONTINUING REMARKS:

- 1) Budget discussion re: the extra work on the lantern. The board has recommended that we spend the \$7714 to get that fixed.
- 2) Let's get Janelle to go over the budget.

### JANELLE'S BUDGET REPORT:

- 1) Janelle passed out the budget in two forms. First the existing budget, then the revised budget.
- 2) Janelle reviewed the budget.
- 3) On the income side: We were less in interest due to low interest rates. Donations were intentionally unexpected re: the budget.
- 4) On the expenses side: We are less on ACC, Area Dev Issues, but D&O Insurance is still to be due. Communications is less than budgeted. For Entrance Improvements we budgeted 7050 and spent 6860, but we have not paid yet for the sign. We are significantly under on the mowing, which may be another issue for next years board to address. Although many items are donated, we want to get receipts so that we can show donations.
- 5) Started the year with under 16K. For this year, are current balance is 20K.
- 6) Rick asked: What is still due? Answer: Sign is 3554 and will hit for sure next year. The D & O Insurance will hit for sure.
- 7) Last year, we agreed to run a deficit of \$4700, which was almost all offset by donations.
- 8) However, the Lantern improvements would spend significantly more than the Budget so it was important to talk about it before the GNA General Meeting attendees.
- 9) Mike asked: Is it important to protect the interior, now that the wallboard is down. Nic's answer: We're really putting a raincoat over the structure so that it does not rot.
- 10) Fred's wife: The rework of the Copper roof, was that to keep the water from coming in. Nic's answer: It was only obvious after we took off the sheetrock. What had been done around the lower portion of Cu is now correctly built. Fred's wife: I thought that the tip was leaking last year or that some Cu work had not been done correctly. Ted: 2 years ago there were noticeable leaks on the lower portion and someone had come in a soldered it, for a total of about \$2400 dollars. Arthur filled in the details of this activity. Basically, the bullet holes were patched and the roof was calked to stop the leaks. Fundamentally, the lantern was a crappy design. Fred's wife: So, the 7K will stop all the leaks? Good luck... Arthur: Fixing the drywall was estimated to be \$4600, and we declined, of course. If we can fix the leaking problems, tacking on drywall at \$7 x 60 sheets should be the scope of our work. Fred's wife: Can we cover up with a plastic sheet to protect what's already been done. Ted: Let's just get it done asap. What's the timeframe. Nic: If we were using for an extended amount of time prior to restoration, we would consider covering it, however, it's a pretty tough environment to affix plastic. It really high and non-standard.

- 11) Jannelle stood up again and discussed the revised budget. The big change is that we go well over our budget so our deficit for this year would be -9800 instead of -4800. Everyone should understand that the total neighborhood assets would be around 5800. In Feb, dues will be collected. Carryover cannot be counted on, since the new board may get cameras, or mowing more, or something else, but the reserves will be too low to really dip into it. Fred's wife: Is this the lowest it's been since inception? Jannelle: At the time of the geo dome, it was less than 10K.
- 12) Motion by Arthur seconded by Lisette. Fred's wife: If this doesn't work, can we bulldoze? Ted: We did a study quite a bit earlier and it is very expensive to raze.
- 13) Eric brought up the point about entrance post it board getting in the way of incoming traffic.
- 14) Vote passed with a voice vote.
- 15) Board members: Ted and Carla have reached term limits. Theresa has had a baby.
- 16) Board members were voted in.
- 17) Other business: The LCRA: No new news updates. Ted summarized: Glenlake water went away, sold to LCRA. Pressure issues storage issues. 54 foot mushroom tank to address low water pressure. Alt location is entrance of Westminster Glen. Diff of 50 feet so the WG tank would have to be higher.
- 18) My discussion about water pressure anecdotally.
- 19) Myra thanks per Jannelle.
- 20) Myra is our neighborhood rep for the Leander school dist. Attendance Zone.
- 21) Mike Collins: Austin trying to incorporate us? No news of this, per Lisette.
- 22) Mike Collins: School District lines being redrawn? Per Jannelle, not an issue.

Ted closed the meeting at 8:39pm.

Arthur: Thank you to Ted and the retiring board members and congratulate new board members.

Revised for Posting:

## **GNA General Meeting Minutes - October 28th, 2003**

Attendees:

Board Members:

Ted Biggerstaff

Jannelle Imken

John Busch

Absent: Carla Bohn, Theresa Spencer, Austin  
Spencer

Committee Chairs and Members:

Arthur McLean

Lisette Schmidli

Nic Holland

Absent: Gillian McLean, Robert Floyd

New Board Members:

Eric Dorris

Rick Friedman

Mike Collins

Other Attendees:

Fred Hewett

Laura Hewett

**TED'S OPENING REMARKS:**

1) Ted brought the meeting to order at 7:16p.

2) Ted's first subject was the Entrance Improvement project. He chronicled:

Committee being formed, Budget approved at the Jan. 22nd, 2002 General Meeting

New Flagpole System to thwart thieves

Contribution Drive for Entrance Improvements

Volunteer Work

Rock and other work at the entrance completed

New Glenlake sign coming soon - Nic will provide more details

Additional repairs are still pending



3) Kudos & Thank You's

Entrance Committee Members:

- Laura Barrow
- Dean Guilfoil - Removing Plaster Board
- Nic Holland
- Tanya LaForce
- Jim Lax
- Bob Reim

Other Volunteers:

- Bobby Parker - Electrical work
- Brian Birdwell - Landscaping services

SPECIAL THANKS TO:

- Nic Holland - Architectural services and hands-on

4) Next item is Nic's Presentation

### **NIC'S PRESENTATION:**

- 1) Nic showed before and after photos of the Entrance - very dramatic difference
- 2) We added a lot of masonry cleanup to the big islands as well in order to preserve the old rather than rebuild.
- 3) Bulletin boards are now in place. This will reduce the amount of stapling to the Gatehouse.
- 4) We discovered a few things up in the top, principally up in the lenses. If you mount glass behind a frame (Nic demonstrated by holding a board behind a chair frame) then you can see that the water will just penetrate easily. This was a backwards design that is the heart of our current water leakage problem.
- 5) Nic showed pictures of the rot in the lantern area. Since we have not really dealt with the water intrusion problem, the water will continue to deteriorate the structure.
- 6) Nic showed sketches of the sign, which should be in as early as Thursday. It will have the same patina as the Copper on the Gatehouse. It will sit in the planter as Nic's sketch showed.
- 7) One of the things that the sketch shows is black GLENLAKE letters, but actually the sign will be cutout and a stainless steel sheet will show through for enhanced contrast. Both materials will be completely bulletproof and maintenance-free unless vandals use paint.
- 8) Nic has found a contractor to refurbish the lantern area. The frames that he will do will be a very similar in looks. The glazing material is a polycarbonate that will fit in front of the new frame, then a "picture frame" with stainless steel bolts and neoprene to sandwich the glazing material. The geometry will also be such that rain shedding will be anticipated.
- 9) The finial is off plumb and is leaking, so that is another item that must be addressed. In addition to all the other work, a new collar will be placed atop and the finial will be replaced by a copper cone.
- 10) John: How would we clean up after a paint attack? Can the sign be sandblasted? Nic: Paint cleanup could be done with mineral spirits.

11) Mike Collins mentioned that perhaps our next issue should be to add a camera in the Gatehouse. Ted and Eric also agreed.

12) Mike Collins: what about the Copper stain. Nic: Won't harm the structure. Stone will also age. Copper oxide forming may cause the dripping to slow down. There may be some solvents that work. Nic's feeling is that it will just provide a nice patina over time. What is happening is that the copper flashing is dripping, and taking some extra copper with it. It was happening on the old stone and shows in the old picture.

13) Nic received many more kudos, including a good round of applause from those present.

### **TED'S CONTINUING REMARKS:**

- 1) Budget discussion re: the extra work on the lantern. The board has recommended that we spend the \$7714 to get that fixed.
- 2) Let's get Jannelle to go over the budget.

### **JANNELLE'S BUDGET REPORT:**

- 1) Jannelle passed out the budget in two forms. First the existing budget, then the revised budget.
- 2) Jannelle reviewed the budget.
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- 4) On the expenses side: We are less on ACC, Area Dev Issues, but D&O Insurance is still to be due. Communications is less than budgeted. For Entrance Improvements we budgeted \$7050 and spent \$6860, but we have not paid yet for the sign. We are significantly under on the mowing, which may be another issue for next years board to address. Although many items are donated, we want to get receipts so that we can show donations.
- 5) We started the year with under 16K. Our current balance is 20K, but there are quite a few bills still due..
- 6) Rick asked: What is still due? Answer: Sign is \$3554 and will hit for sure next year. The D & O Insurance \$1300 will hit for sure.

- 7) Last year, we agreed to run a deficit of \$4700, which was almost completely offset by Entrance Fund donations.
- 8) However, the Lantern improvements would spend significantly more than the Budget so it was important to talk about it before the GNA General Meeting attendees.
- 9) Mike asked: Is it important to protect the interior, now that the wallboard is down? Nic's answer: Yes. We're really putting a raincoat over the structure so that it does not rot.
- 10) Laura asked: The rework of the Copper roof, wasn't that to keep the water from coming in? Nic's answer: Yes, but the new leaks were only obvious after we took off the sheetrock. What had been done around the lower portion of Cu is now correctly built, but wasn't so previously. Laura's follow-up: I thought that the tip (finial) was leaking last year or that some Cu work had not been done correctly. Ted responded: 2 years ago there were noticeable leaks on the lower portion and someone had come in and soldered it. Arthur: Yes, that cost us a total of about \$2400 dollars. Basically, the bullet holes were patched and the roof was caulked to stop the leaks. Fundamentally, the lantern was a crappy design. Laura: So, the 7K will stop all the leaks - good luck. Arthur: Fixing the drywall was estimated to be \$4600, and we declined, of course. If we can fix the leaking problems, tacking on drywall at \$7 x 6 sheets might be the scope of our work. Laura: Can we cover the leaking sections up with a plastic sheet to protect what's already been done. Ted: We could, but rather than do that, we feel that it's better just to perform the repairs asap. Nic: I agree - if we were looking at an extended amount of time prior to restoration, we would consider covering it, however, it's a pretty tough environment to affix plastic. It really is a very tall structure and everything is completely non-standard.
- 11) Jannelle continued by standing up again and discussing, this time, the revised budget. The big change with the new \$7.7K expenditures to fix the lantern is that we will go well over our budget so that our deficit for this year would be -\$9800 instead of -\$4800 as projected. Everyone should understand that the total neighborhood assets would then only be around \$5800. Lisette: In Feb, aren't dues collected? Jannelle: Yes, however, every new budget is balanced, with anything left or underspent comprising a carryover. This carryover cannot be counted on to exist and therefore add to our reserves, since the new board may have their own priorities, as they should. Items such as doing more extensive mowing or getting Gatehouse cameras or any number of other initiatives may be part of the new balanced budget. If anything very significant comes up, at \$5800, the reserves will be too low to provide much of a financial cushion. Laura: Is this the lowest it's been since inception? Jannelle: Well, no. At first, of course, we had no reserve. Even about 10 years ago at the time that we decided to get D & O Insurance and approached a lawyer about a neighborhood ACC issue, we had less than \$10K then, so no this isn't precedent setting, but is a low amount to have in

the event something should come up. We just want to make sure everyone understands where we are.

- 12) Motion by Aurthr seconded by Lisette to approve the revised budget. Laura: If this doesn't work to fix the leaks, can we bulldoze? Ted: We did a study quite a bit earlier and it is very expensive to raze. John: I would just like to add for the record that the \$7714 dollars for the lantern repair is just an estimate. It may be more but usually will not be less. Anyone that has ever done remodeling realizes that things happen as you peel back more layers, find more rot, etc. The second point I want to make is that Nic has poured countless hours into this Entrance Improvements project. He has spent more than 100 hours of volunteering, which at his professional rate, would be in excess of \$15K. So, we are extremely lucky to have had such help, and I want to thank him again for what he has accomplished on our behalf. The project is turning out very well. Thanks again, Nic. If we were to bulldoze the structure, which I can't comprehend after spending so much time and money on this project, what would we put in it's place - something inflatable? (laughs) Ted: Yes, it really is a fine structure compared to what other neighborhoods have at their entrances, and we're lucky to have it.
- 13) Eric brought up the point about the entrance post-it board getting in the way of incoming traffic if they were to stop to read it. Ted suggested that because this was a potentially lengthy discussion that had already been discussed with the Board, we should table this until after the vote. Eric agreed, so we can discuss this further at a future Board meeting.
- 14) The Vote passed with a voice vote. There were no Nayas.

### **TED'S CONTINUING REMARKS:**

- 1) Board members: Ted and Carla have reached term limits. Theresa has just had a baby and has resigned her position. This leaves 3 openings.
- 2) Mike Collins, Eric Dorris and Rick Friedman were nominated and seconded, each in turn.
- 3) Board members were voted in unanimously by voice vote.
- 4) Ted gave an update on LCRA: Basically there are no new news updates. Ted chronicled the history leading up to this point (i.e. Glenlake Water Corp was sold to LCRA. Residual pressure and storage issues. A 54 foot mushroom tank to address low water pressure. Alternate location is entrance of Westminster Glen, however it is approx. 50 feet lower so the water tank would have to be correspondingly higher in that location

- 5) John: In talking to folks around the neighborhood, anecdotally, it would appear that low water pressure is not a rampant issue for GL residents. It seems, however, to be more of an issue with WG.
- 6) Janelle: I just wanted to replay a message from Myra Harold re: the Halloween Event this year.

**A Note from Myra Harold:**

Thanks to Steve and Tracy Sims and to Steve and Donna Landess for driving the trailers. Also, a special thanks to Steve Landess for driving to Manor to pick up the hay, and then driving back to return it. We're really fortunate to have such great drivers.

Travis Imken, Michael and Catrina Goldman and their daughter as well as the Landess kids did a great job spotting, and that's so important...if the drivers don't feel that they can do this safely, we won't have drivers. So, spotting is really important.

Anyway, we had a great night, and a great turnout. Thanks to everyone that made it happen!

- 7) Janelle continued: We want to say thanks again to Myra for another successful Glenlake Halloween (round of applause). Myra is not here tonight because she is our neighborhood representative for the LISD and is attending an important meeting tonight. We can thank Myra for many years of very important representation for our neighborhood in this regard. If she hadn't been our voice, our kids may be attended a whole different school than the ones we currently enjoy.
- 8) Mike Collins: I heard some rumors that Austin may be trying to incorporate us? Anyone hear anything similar? Lisette: No, I've heard nothing along these lines. Janelle: I haven't either. The issue historically has been sewers, but now the sewers are extending further up City Park Road than before. Still, I've heard nothing of this. Fred: There was some proposed legislation previously that had to do with septic systems, which has been tabled for now. Many thought this was a prelude to how to deal with septic systems during an annexation effort, but with that gone, they may be further removed from the possibility. John: Having lived through an annexation, I can tell you that the sewer issue is a big one. Those that were not on sewers had to pay for their own hookup which was quite expensive. Other than torn up streets and road closures for this sewer activity, the other changes were that our taxes went up \$1000 per year, police replaced the sheriff and the City of Austin forced us to drop Waste Management and Longhorn for trash pick-up in favor of their City Services. The cost of trash pick-up doubled. So, this annexation is something that would be best avoided, however we didn't have a say or a vote

in it previously and I wouldn't expect it to be different. Let's hope they don't have us in their sights and keep our ears open.

- 9) Mike Collins: I hear another rumor of School District lines being redrawn? Anyone hear anything about this? Jannelle: I can assure you this is not an issue. The school district lines are harder to redraw than the congressional district lines, so please don't please worry about this one at all.

10) Arthur gave a very eloquent Thank you to Ted for his excellent tenure as GNA President. He also thanked retiring and continuing Board Members and congratulated new Board Members.

Since there were no more comments, Ted adjourned the General Meeting at 8:39pm.

Respectfully submitted,

John Busch (standing in for Carla Bohn, GNA Secretary)