

**Minutes of the Organizational Meeting
Of the Board of Directors
Of Barton Creek Lakeside P.O.A. Inc.
December 10, 2005,
Continued on December 12, 2005**

The organizational meeting of the Board of Directors of Barton Creek Lakeside P.O.A., Inc. (the Corporation) commenced at 8 am on December 10, 2005 at Barton Creek Lakeside Country Club. The meeting adjourned at 11am until 8am on December 12, 2005 when the Board reassembled.

The following, being the initial directors of the Corporation, named in the Articles of Incorporation were present: Charles Evans, Paul Sullivan and Byron Zinn.

Also present were Rosemary DeHaven, Joe Cutrer, John Curtis, David Biehn, Terri Ackers and Ellis Skinner.

Mr. Evans served as chairman of the meeting and Mr. Curtis recorded the minutes.

Mr. Evans called the meeting to order and stated the first order of business concerned organizational matters for the Corporation. Mr. Evans stated the articles of incorporation of the Corporation had been filed and approved by the Secretary of State.

The following having been selected by the property owners at the meeting of property owners elected directors of the Corporation to serve until the next meeting of members of the Corporation: Charles Evans, John Curtis, Bobby Day, Rosemary DeHaven, Paul Sullivan and Byron Zinn.

The Board next discussed Bylaws for the Corporation. After discussion, upon motion made, seconded and unanimously passed, the Bylaws presented to the meeting were adopted.

Mr. Evans presented the board with copies of amendments to the Covenants, Conditions and Restrictions for Barton Creek Lakeside (The CCR) executed October 6, 2005 which give the property owners acting through the

Corporation the ability to set rental guidelines and fines for violations of The CCR.

Next, the Mr. Evans proposed the election of officers. Upon motion made, seconded and passed, the following officers were elected:

Charles Evans-President

Paul Sullivan-Vice President

Joe Cutrer-Treasurer

John Curtis-Secretary

The Board discussed the need for regular meetings during 2006. Upon motion made, seconded and passed, the Board established the first Monday of each month at 2 pm as the time of regular meetings which will be held in the Barton Creek Lakeside Clubhouse.

Mr. Cutrer reviewed the financial report. He noted the number of property owners delinquent in paying dues. The type of communication to such persons was discussed. A draft collection letter presented by Mr. Cutrer was reviewed and the board directed that it be submitted to legal counsel for review. The Board directed that a copy of the financial report be included with the minutes of the meeting.

Mr. Biehn made a report for the Guard Gate Committee examining ways to slow drivers at the main entrance and enhance safety. A written report including cost estimates was submitted to the board. A lengthy discussion followed with members of the committee and the board. The board decided to take the report under advisement while financing alternatives were to be explored.

Ellis Skinner, chairman of a committee to examine the irrigation needs of the community, presented a report. While no recommendation has been reached, the committee is gathering information which will support a recommendation to the Board as soon as reasonable. Mr. Skinner did discuss the form of resale certificate being used by title companies upon the transfer of property within the community. The Board directed that the form be submitted to Russ Munsch for review.

Ms. Ackers reported on issues relating to property maintenance and appearance. She as well as members of the Board has received complaints

of various natures relating to the appearance of houses and yards. A written complaint from Mr. Bogatto was noted specifically. After discussion, Mr. Zinn moved that Ms. Ackers outline a process to address complaints received relating to home or yard maintenance. The motion was seconded and passed.

Mr. Evans presented a request to replatt lots owned by William Anderson and Richard Patterson. After discussion, the matter was referred back to the parties making the request that they appear before the Board for further explanation.

The Board next reviewed a draft of proposed rental rules. After extensive discussion, the Board adopted the rules attached to these minutes.

The Board discussed a copy of a newsletter prepared by Mr. Evans. After some comments, Mr. Evans will revise and send the letter.

There being no further business, the meeting was adjourned.



John Curtis, Secretary

Rental Rules and Regulations

The following Rules and Regulations apply to persons renting residences in Barton Creek Lakeside

1. Rentals must be for no less than two consecutive nights.
2. Maximum of six adults with children (not exceed 12 total) for overnight stay.
3. Maximum of four cars, two of which must be parked in the garage.
4. No boat trailers on the premises.
5. No loud music or other noise capable of being heard off the premises after 11:00 PM.
6. All trash containers must be put away in the garage no later than 24 hours after trash pickup.
7. No beach towels, clothing or debris left outside.
8. No nudity, disrobing or other inappropriate attire allowed outside of the dwelling.
9. Owners of the property shall be given one warning if any rule is not followed. Upon any violation after warning, owner shall pay to the POA a fine of \$500.00 for each subsequent violation
10. Properties may not be leased for weddings or wedding parties or receptions, bachelor or bachelorette parties, fraternity or sorority parties, or other comparable functions.

Adopted December 12, 2005