

**THE GARDENS OVER TAPATIO SPRINGS
OWNERS ASSOCIATION, INC.
C/o Association Management Services
1600 N.E. Loop 410, Suite 202
San Antonio, Texas 78209
(210) 829-7202 Office * (210) 829-5207 Fax**

Date: January 12, 2012
To: Gardens Members
From: Board of Directors
**RE: The Gardens Over Tapatio Springs
Board Meeting Notification
January 19, 2012
12:30 p.m.
44 Jackie's Cove**

Dear Members,

As per the New Legislation, effective January 1, 2012, all Board Meetings will be open to the members to attend. Please refer to the **attached agenda**.

Thank you

Your Board of Directors

THE GARDENS OVER TAPATIO SPRINGS OWNERS ASSOCIATION
BOARD MEETING AGENDA
1600 N. E. Loop 410, Suite #202
San Antonio, Texas 78209
(210) 829-7202 office * (210) 829-5207 fax

DATE: January 19, 2012
PLACE: Linda Stephens Home -44 Jackies Cove
TIME: 12:30 p.m. – Phone Conference

- I. Call to Order:** Linda Stephens, Norma Duncan, Andy Much & Steve Snellman
Laurel Hinton - AMS representative, Laurel Hinton
- II. Acceptance of Minutes:** November 17, 2011 - 1-1a
- III. Financial Report:** November 30, 2011 Month End
- A. Balance Sheet 2
 - B. Income Statement 3-3a
 - C. Budget Comparison Report 4-4b
 - D. Bank Balances
 - 1. Operating Account - 5
 - 2. Reserve Money Market - 6
 - E. Delinquencies -
 - 1. Aging Report 7
 - 2. AMS Collection Status Report 8
 - F. 2012 Proposed Budget- Approval 9
 - G. Other
- IV. Community Business:** Action List – None
Grounds –L. Stephens
- A. Entry Enhancements –
 - 1. Terra Vista Proposal –Official Approval 10
 - 2. Mailbox Enclosure Plans Status – L. Stephens 11
 - 3. SPE GO Holdings Agreement - 12-12a
 - B. Entrance Gate Electric Meter Status – L. Stephens
 - C. Website – Discussion
 - D. Other
- V. New Business:** New Legislative Policies – Official Approval
- A. Dedictory Instruments –Recorded
 - B. Records Retention & Publication - Recorded
 - C. Collection Plan & Payment Plan Guidelines - Recorded
 - 1. Steps Necessary for Collecting – L. Hinton
 - D. Flag Display Policy– Recorded
 - E. Rain Barrel Policy- Recorded
 - F. Display of Religious Items- Recorded
 - G. Solar Devices Policy - Recorded
 - H. ARC Guidelines – Recorded
 - I. In General -
 - 1. Grandfathering
 - 2. Mowing Enforcement Policy - Discussion
 - J. Other
- VI. Executive:** Legal -
- A. Jay Harpole Lease– Discussion 13
 - B. Compliance Concerns – Signage & Bulletin Boards – Discussion
 - C. Other

VII. Adjournment: