

CCHOA Board Meeting Agenda
25 May 2022, 6:30pm
Circle C Community Center via zoom

- I. Roll Call
- II. Acceptance of Agenda
- III. Acceptance of April 27, 2022 board meeting minutes *Trinh Bartlett*
- IV. Homeowner Forum (3 min each)
(Homeowners may sign up to speak for the Homeowners Forum by calling the HOA manager at 512-288-8663 or sending an email to info@circlecranch.info at least a week before the meeting, in writing. Members will be given 3 minutes to address the board. The Board will send a reply through the HOA Office after the meeting.
 - a. Ashish Jain
 - b. Leslie Quinnell
 - c. Jen Lee
- V. Management Reports
 - a. General Report, *Karen Hibpshman*
 - 1. Apr YTD Financials
 - b. Landscape Report, *Clayton Hoover*
 - c. Aquatics Report, *Brody McKinley*
 - d. Maintenance Report, *Robert Bardeleben*
- VI. Discussion Items
 - a. Escarpment Loop Project
 - b. CCN Project – Update
 - c. Pool Update
- VII. Action Items
 - a. Acceptance of the remaining common area lot in Avana
 - 1. ABS 2301 Sur 43 Hudson C W ACR 1.0403 – Travis County
 - b. PPP Loan Repayment
 - c. Ratify the AC coil replacement at the Community Center
 - d. Action Against MoPac/Escarpment extension
- VIII. Adjourn Public Meeting
- IX. Executive Session
 - a. Legal

Attachments

- 1. Apr 2022 Board Meeting Minutes
- 2. General Report (including YTD Financials)
- 3. Landscape Report
- 4. Aquatics Report
- 5. Maintenance Report

Circle C Homeowners Association
Board Meeting Minutes
April 27, 2022

1. The CCHOA Board of Directors convened on April 27, 2022, via video conferencing (Zoom). Theresa Bastian called the meeting to order at 6:33 p.m. In attendance were board members Theresa Bastian, Kimberly De La Garza, Russ Hodes, David Lachance and Trinh Bartlett. Stephen Bega joined at 6:39pm. Jason Bram was not present. CCHOA Manager Karen Hibshman (HOA Manager), Brody McKinley (Aquatics Director) and Robert Bardeleben (Facilities Coordinator) were present.
2. Theresa presented the April 27, 2022 agenda. Karen asked to add Bill Bunch's email concerning MoPac under discussion items. Russ motioned to accept the agenda with the addition. Trinh seconded the motion. All were in favor and the motion passed.
3. Theresa presented the March 30, 2022 Board of Directors Meeting Minutes. Russ motioned to approve the minutes as written. Trinh seconded the motion. All were in favor and the motion passed.

4. Theresa introduced the Homeowner Forum.

Danielle Bouffard Morin was not able to attend but asked how to get an agenda item/question proposed concerning having GreyRock pool access after hours and/or without a lifeguard.

Jim Casey was not in attendance but his concern was the wording of a violation letter.

5. Karen provided the management report and the YTD Financials.
6. Karen presented the landscaping report.
7. Karen presented the aquatics report.
8. Robert presented the maintenance report.
9. The first discussion item was Escarpment Loop Project. Karen have received the updated plans breaking the project up into 8 sections. The plans will be emailed out to the board and a workshop will be set up to go through the plans in detail prior to being sent out to bid.
10. The second discussion item is the CCN Project Update. Karen updated that we are still working through the permitting process with the City of Austin. We were able to obtain one of the permits. We are working through two additional denials for the permits and Karen will reach out to CM Ellis's office for their assistance on how to navigate the permit process.

11. The third discussion item was the PPP Loan Repayment of \$152,786.50. In 2021, the CCHOA received a PPP Loan for \$399,372.50 which at the time was 100% forgiven. In December, we received notice that the full loan amount was not going to be forgiven. An appeal was filed with additional information supporting the PPP Loan. In April, our request was denied with all but \$152,786.50 would be forgiven. Karen will provide the board with additional information prior to the May board meeting. This will be an action item at the May board meeting.
12. The first action item was Acceptance of the remaining common area lots in Avana. Russ motioned to accept the lots as shown on the agenda. Stephen seconded the motion. All were in favor and the motion passed.
13. Kimberly motioned to adjourn the Public Meeting at 7:14 pm. Russ seconded the motion. All were in favor and the motion passed.
14. The Board went into executive sessions at 7:20 pm to discuss legal and HR. No votes or actions were taken. The Board adjourned the executive session at 7:44 pm.

**Circle C Homeowners Association
 Manager's Report
 April 25, 2022 – May 20, 2022**

	Apr 25 - May 20, 2022			Apr 26-May 21, 2021	
	112 Violations			135 Violations	
Rubbish/Debris	68	61.71%		49	36.30%
Front Yard Maintenance	8	7.14%		43	31.85%
Architectural	4	3.57%		6	4.44%
Vehicle Storage	7	6.25%		7	5.19%
Repair of Exterior Damages	9	8.04%		12	8.89%
Exterior Lighting	4	3.57%		9	6.67%
Driveway	0	0%		1	0.74%
Fencing	0	0%		2	1.48%
Use Limitations	5	4.48%		6	3.70%
Recreational Equipment	0	0%		0	0.00%
Offensive Activities	0	0%		1	0.74%
Maintenance	7	6.25%		0	0.00%

	112 Violations by Stage			135 Violations by Stage	
Stage 1/Cooperative Letters	93	83.03%		125	92.59%
Stage 2 Letters	19	16.96%		7	5.18%
Stage 3 Letters	0			2	1.48%

	114 Violation Updates/Creates			135 Violation Updates/Creates	
Closed	89	79.49%		68	50.37%
New	11	9.82%		51	37.78%
Escalated	11	9.82%		12	8.89%
Re-Opened	1	.89%		4	3%
Attorney	2	1.75%		2	1%

Administration

19 New Homeowner Packets mailed April 21st – May 20th

Financial

AP checks were signed May 20th with Terri Giles

Upcoming Special Events

- May 30th – Memorial Day – HOA Office Closed
- June 10th - Food Trailer Night
- June 29th - Board Meeting
- July 2nd – 4th of July Parade
- July 11th – Large Brush Pick-up
- Aug 1st – Bulk Pick-up for those South of Slaughter Lane
- Aug 29th – Bulk Pick-up for those North of Slaughter Lane

Project/Updates

- Park Place mailboxes were installed on May 17th. We labeled the boxes for the USPS and issued 89 out of 114 mailbox keys to the residents at the mail center on the 18th. The keys that were not picked up by the residents were delivered to the USPS to hand out the remaining keys. As of today, they have not installed the master locks and I do not have a date on when this will happen. Information will continue to be put out in the blast emails
- The Avana pool opened May 14th for weekends only. GreyRock will open May 21st for weekends only and the Community Center pool will open May 28th for weekends. All pools are scheduled to open for summer hours on June 6th
- The phones at the Swim Center have been changed. The new number is 512-363-5578.
- The Circle C Ranch HOA Facebook page is live and has been very easy to update.
- **Capital Projects**

2022 Capital Budget Projects include:

SC – Picnic Tables/Benches	Completed
GR – Shade Structure	Completed
CC – Pool Splash Pad UV System	Completed
CC – Pool Replaster	Completed
CC – Pool Slide Repairs/Polishing	Completed
CC – Splash Pad Refinishing Features	Will complete in the fall due to manufacturer lead times
Avana – Parking Lot Seal/Stripe	Completion

GR – Parking Lot Seal/Stripe	Completed
SC – Lounge Chairs	Ordered – Scheduled completion June 15th
SC – Wade Pool Bucket Repaint	Completed
Node Clock Replacement	Completed
Rock Work	Started
Escarpment Loop Project	Preliminary breakdown outlined. Will have a follow up meeting on the new plans.
Circle C North Improvements	Information has been submitted to the City for the permits. Two permits have been received.
Park Place Mailboxes	HOA has completed our portion. USPS needs to install the master locks on the mailboxes and remove the master locks on the two working boxes that we removed
Construction Repairs	Repairs due to construction have been done at Bernia, Trissino, Slaughter, La Crosse, Escarpment and Archeleta.
SC Roof	Completed

Current or Future Projects

- Irrigation Infrastructure
- Signage
- Monuments
- Landscape Prep
- Expansion of CCCC pool
- Phase II
- Last shade structure has been installed

2022 CCHOA INCOME BUDGET

Category	Subcategory	2022 Budget	Jan-22	Feb-22	Mar-22	Apr-22	Totals	%
Homeowner Income	Homeowner Dues	\$4,070,000	\$38,642.70	\$932,973.43	\$774,090.60	\$109,215.03	\$1,854,921.76	46%
Homeowner Income	Resale Certificates	\$78,750	\$2,925.00	\$4,725.00	\$4,950.00	\$4,725.00	\$17,325.00	22%
Homeowner Income	Transfer Fees IOcome	\$67,200	\$3,325.00	\$2,275.00	\$5,075.00	\$4,220.00	\$14,895.00	22%
Homeowner Income	Late Fees Collected	\$25,000	\$1,671.17	\$1,374.29	\$1,511.26	\$663.43	\$5,220.15	21%
Homeowner Income	Lien Admin Fees Income	\$420	\$14.00	\$0.00	\$14.00	\$42.00	\$70.00	17%
Homeowner Income	Filing Fee Income	\$1,680	\$56.00	\$0.00	\$84.82	\$168.00	\$308.82	18%
Homeowner Income	NSF Charges	\$100	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Homeowner Income Total		\$4,243,150	\$46,633.87	\$941,347.72	\$785,725.68	\$119,033.46	\$1,892,740.73	45%
Architectural Review Income	Architectural Review IOcome	\$10,000	\$1,630.00	\$1,340.00	\$1,465.00	\$1,480.00	\$5,915.00	59%
Architectural Review IOcome Total		\$10,000	\$1,630.00	\$1,340.00	\$1,465.00	\$1,480.00	\$5,915.00	59%
Rental Income	Office Rent	\$9,000	\$661.50	\$1,834.11	\$0.00	\$661.50	\$3,157.11	35%
Rental Income	Grill Rent	\$6,600	\$1,075.80	\$0.00	\$600.25	-\$49.75	\$1,626.30	25%
Rental Income Total		\$15,600	\$1,737.30	\$1,834.11	\$600.25	\$611.75	\$4,783.41	31%
Aquatics Income	Pool Programs	\$60,000	\$1,399.00	\$2,492.00	\$6,893.00	\$10,147.00	\$20,931.00	35%
Aquatics Income	Pool Programs - Swim Team	\$145,500	\$14,787.50	\$14,055.00	\$14,840.00	\$18,286.00	\$61,968.50	43%
Aquatics Income	Facility Income	\$35,000	\$3,101.38	\$95.00	\$6,366.80	\$6,739.31	\$16,302.49	47%
Aquatics Income Total		\$240,500	\$19,287.88	\$16,642.00	\$28,099.80	\$35,172.31	\$99,201.99	41%
CCCC Income	CCCC Facility Rentals	\$50,000	\$5,546.25	\$3,723.00	\$6,040.00	\$4,250.00	\$19,559.25	39%
CCCC Income Total		\$50,000	\$5,546.25	\$3,723.00	\$6,040.00	\$4,250.00	\$19,559.25	39%
Landscape Reimbursements	Stratus Reimb	\$97,000	\$0.00	\$0.00	\$0.00	\$48,500.00	\$48,500.00	50%
Landscape Reimbursements	COA Reimb	\$17,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Landscape Reimbursements Total		\$114,600	\$0.00	\$0.00	\$0.00	\$48,500.00	\$48,500.00	42%
Miscellaneous	Interest Income	\$15,000	\$272.11	\$221.30	\$326.99	\$341.39	\$1,161.79	8%
Miscellaneous	Sales Tax Discount	\$0	\$1.13	\$0.00	\$0.00	\$0.00	\$1.13	
Miscellaneous Total		\$15,000	\$273.24	\$221.30	\$326.99	\$341.39	\$1,162.92	8%
Cove @ CC Reimbursement	Cove @ Circle C HOA	\$5,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Rowell Reimbursement	The Rowell HOA	\$95,000	\$0.00	\$0.00	\$0.00	\$53,215.78	\$53,215.78	56%
Rimbursement Total		\$100,000	\$0.00	\$0.00	\$0.00	\$53,215.78	\$53,215.78	53%
Grand Total		\$4,788,850.00	\$75,108.54	\$965,108.13	\$822,257.72	\$262,604.69	\$2,125,079.08	44%

2022 CCHOA EXPENSE BUDGET

Category	Subcategory	2022 Budget	Jan-22	Feb-22	Mar-22	Apr-22	Totals	%
Commons Area Services	Landscape Maint Contract	\$1,350,112	\$114,443.86	\$114,443.86	\$114,443.86	\$114,443.86	\$457,775.44	34%
Commons Area Services	Contract Landscape SC	\$35,097	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$11,699.24	33%
Commons Area Services	Contract Landscape CCCC	\$35,097	\$2,924.81	\$2,924.81	\$2,924.81	\$2,924.81	\$11,699.24	33%
Commons Area Services	Contract Landscape AV	\$24,888	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$8,296.24	33%
Common Area Services	Contract Landscape GR	\$24,888	\$2,074.06	\$2,074.06	\$2,074.06	\$2,074.06	\$8,296.24	33%
Common Area Services	Common Area Holiday Lighting	\$48,288	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Commons Area Services	Landscape Repairs	\$115,000	\$12,978.63	\$37,332.40	\$14,967.29	\$8,640.00	\$73,918.32	64%
Commons Area Services	Landscape Water Utilities	\$255,000	\$11,951.10	\$7,385.12	\$7,063.59	\$5,827.37	\$32,227.18	13%
Commons Area Services	COA Water Utility Compliance	\$8,000	\$2,275.00	\$0.00	\$0.00	\$0.00	\$2,275.00	28%
Common Area Services	Landscape Electric Utilities	\$36,000	\$2,965.89	\$2,670.12	\$2,913.14	\$2,511.27	\$11,060.42	31%
Common Area Services	Tree Care	\$75,000	\$1,025.14	\$7,088.50	\$3,300.00	\$10,258.50	\$21,672.14	29%
Commons Area Services	Fence Repairs & Maint	\$7,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Commons Area Services	Electrical Repairs & Maint	\$12,000	\$0.00	\$998.54	\$0.00	\$0.00	\$998.54	8%
Common Area Services	Neighborhood Maint & Repair	\$20,000	\$0.00	\$69.83	\$10.81	\$293.27	\$373.91	2%

Financial Management	Interest - Texas Partners Bank	\$0	\$0.00	\$0.00	\$0.00	\$1,534.70	\$1,534.70	#DIV/0!
Financial Management Total		\$181,000	\$13,209.25	\$8,249.61	\$21,945.08	\$21,050.74	\$64,454.68	36%
HOA Management	Management Payroll	\$190,000	\$14,377.88	\$14,655.28	\$20,823.62	\$14,152.08	\$64,008.86	34%
HOA Management	Management Payroll Taxes	\$15,000	\$1,457.93	\$1,403.91	\$1,868.33	\$1,298.66	\$6,028.83	40%
HOA Management	Mileage Reimbursement	\$6,000	\$364.46	\$294.26	\$428.22	\$248.04	\$1,334.98	22%
HOA Management	Insurance Stipend	\$54,000	\$5,117.72	\$3,624.92	\$2,878.52	\$3,703.95	\$15,325.11	28%
HOA Management	Cont Ed & Skills Enhancement	\$2,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
HOA Management Total		\$267,000	\$21,317.99	\$19,978.37	\$25,998.69	\$19,402.73	\$86,697.78	32%
Architectural Review Expens	Architectural Review Expenses	\$7,500	\$1,385.50	\$1,139.00	\$1,620.25	\$1,292.00	\$5,436.75	72%
Architectural Review Expenses Total		\$7,500	\$1,385.50	\$1,139.00	\$1,620.25	\$1,292.00	\$5,436.75	72%
Legal Services	Legal Services	\$20,000	\$0.00	\$2,325.00	\$540.00	\$315.00	\$3,180.00	16%
Legal Services Total		\$20,000	\$0.00	\$2,325.00	\$540.00	\$315.00	\$3,180.00	16%
Taxes	Property	\$5,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Taxes	Income/Franchise Taxes	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!
Taxes Total		\$5,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Insurance	General, Property, Boiler & Au	\$78,000	\$6,755.36	\$6,761.36	\$6,600.00	\$13,516.74	\$33,633.46	43%
Insurance	Auto	\$5,000	\$431.09	\$431.09	\$618.82	\$862.18	\$2,343.18	47%
Insurance	D & O Insurance	\$12,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Insurance	Worker's Comp	\$16,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Insurance Total		\$111,000	\$7,186.45	\$7,192.45	\$7,218.82	\$14,378.92	\$35,976.64	32%
Community Enhancement	Donations	\$1,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Community Enhancement	Association Memberships	\$2,000	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	3%
Community Enhancement Total		\$3,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Reserve Transfer		\$215,380	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Grand Total		\$4,788,850	\$275,590	\$316,520	\$353,298	\$320,479	\$1,265,887	26%

Expected Reserve Expenditures and Capital Improvement for 2022

	YTD	
SC Pincnic Tables/Bench	\$5,400	\$4,743.39
GR Shade Structure	\$39,000	\$36,826.65
CC Pool Splash Pad	\$9,000	\$8,995.58
CC Pool Replaster	\$84,000	\$8,995.58
CC Pool Slide Repairs	\$6,500	\$80,440.67
CC Splash Pad Refinish	\$4,500	\$5,408.75
AV Parking Lot Seal/Stripe	\$7,200	\$0.00
GR Parking Lot Seal/Stripe	\$5,800	\$6,743.70
SC Lounge Chairs	\$8,200	\$8,221.00
SC Wade Pool Bucket	\$5,500	\$6,370.00
Node Clock Replacement	\$75,000	\$75,000.00
Rock Work	\$50,000	\$11,193.05
Escarpment Project	\$340,000	\$2,470.00
CCN Improvement	\$200,000	\$399.88
Construction Repairs	\$50,000	\$11,471.10
SC Roof	\$0	\$26,412.44
Mailbox Replacement	\$0	\$15,906.51
Drip Irrigation/Escarpment	\$0	\$31,500.00
Total	\$890,100	\$341,098.30

Total Capital Budget Projects	\$890,100.00	\$341,098.30
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Grand Total Expenses	\$5,678,950.00	
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**Circle C Landscape
Board Report
May-22**

Weather

General: Unseasonably Hot
Windy

Rainfall Total: 0

Temperature: 75-99

Major Events: Very hot and dry for May. We are almost 3 inches under normal rainfall.

We are expecting drought conditions over the next few months

Maintenance Services

General: Mowing rotation on all areas

Weeding: Bed weeding rotation ongoing

Treatments: Fertilizer all areas
Ant Treatments

Outlying Areas

Filter Pond, CCCC weedeated, trash removed

Outlying mail centers checked and cleaned

Irrigation

All irrigation is on

Seasonal repairs as needed

Main Line repairs on Escarpment/Avana,
Escarpment/LaCrosse

Normal early season problems of stuck valves
and small leaks

Escarpment Drip Line Installation

Completed

Rock Work

Repair and replace flat rock, install new decomposed granite in
flat rock areas. Spruce Canyon, SH 45 to LaCrosse Complete
LaCrosse ongoing

Trissino Round About, touch up river rock due to construction damage

Plant Installation

Install replacement plants at Park Place Post office

Replace plants that died from freeze at Fox Creek

Trees

Develop plan for removing and replacing dead or declining crape myrtles at
Escarpment/Slaughter

Provide additional water for oak trees on Escarpment from dam to Slaughter
after fertilization treatments

Slaughter at Vinemont:

Installation of cross walk across Slaughter

Construction at four corners and medians

Waiting for City of Austin to be finished

Slaughter Lane (General) ongoing mobility corridor improvements

Slaughter at Beckett: Main line was cut off, no water at median east of Beckett

Park Place Post Office: Repaired damaged irrigation and plants

Greyrock: Repaired damaged drip line and valves from shade structure install

Bear Creek Elementary:

Clean up of Lot 44 complete

LaCrosse at Wildflower Park

Construction Ongoing

LaCrosse at Mopac East Side

Construction is finished

Evaluation of Improvements underway

Escarpment: City is fixing street lights causing landscape damage on turf areas

Circle C Aquatics

April-22

Spring Operations

Facility Usage	Swim Center		Community Center		Avaña		Greyrock		Total	
	Apr-22	YTD	Apr-22	YTD	Apr-22	YTD	Apr-22	YTD	Apr-22	YTD
Resident Entries	2,892	6,349	0	0	0	0	0	0	2,892	6,349
Unique Residents	1,275	1,685	0	0	0	0	0	0	1,275	1,685
Unique Households	535	674	0	0	0	0	0	0	535	674
Guest Entries	127	229	0	0	0	0	0	0	127	229
Other Entries	1,021	3,140							1,021	3,140
Average Hourly Count	23									
Average % of Capacity	15%									
Max Hourly Count	143									
Total Entries	4,040	9,718	0	0	0	0	0	0	4,040	9,718

Incidents	Swim Center		Community Center		Avaña		Greyrock		Total	
	Apr-22	YTD	Apr-22	YTD	Apr-22	YTD	Apr-22	YTD	Apr-22	YTD
Water Rescues		3		0		0		0	0	3
First Aid Responses	1	4	1	1		0		0	2	5
Sudden Illness Treatments		0		0		0		0	0	0
Patron Behavior Incidents	1	1		0		0		0	1	1
Biohazard Cleanups		0		0		0		0	0	0
Suspensions/Expulsions		0		0		0		0	0	0
EMS/911 Callouts		0		0		0		0	0	0
Total Incidents	2	8	1	1	0	0	0	0	3	9
Incident per Entry Ratio	0.05%	0.08%							0.07%	0.09%

Revenue	Apr-22	YTD
Aquatics Programs	\$ 10,147	\$ 20,931
Swim Team	\$ 18,286	\$ 61,969
Guest Fees	\$ 355	\$ 597
Area Reservations	\$ 0	\$ 0
Facility Rentals	\$ 0	\$ 0
Lane Rentals	\$ 5,696	\$ 14,440
Other Facility Income	\$ 688	\$ 1,265
Total Aquatics Revenue	\$ 35,172	\$ 99,202

Programs	Apr-22
Select Swim Team	84
Masters Swimming	18
Group Swim Lessons	0
Private Swim Lessons	69
Water Aerobics	0
Certification Courses	16
WSI Course	0
Total Participants	187

Reservations & Rentals	Apr-22	YTD
Area Reservations	0	0
Facility Rentals	0	0
Lap Lane Reservations	0	0
Total Reservations	0	0

Aquatics Staffing	Apr-22
Lifeguards/Head Guards	76
Front Desk Staff	14
Instructors/Coaches	11
Total Staff	101

Resident Stats	Individuals	Households	Members / Household
Homeowners	17,223	5,526	3.12
Renters	1,382	396	3.49
New Memberships	270	90	
Totals	18,605	5,922	3.14

Circle C HOA
Maintenance Report for Board May 2022
Prepared by Robert Bardeleben -Facilities Director

SWIM CENTER COMPOUND/Maintenance Offices

- Routine Cleaning and Maintenance have been completed
- Minor Equipment and Facility Repairs Made

COMMUNITY CENTER

- Routine inspections and maintenance have been completed
- New Coils for HVAC Systems in rooms 1 and 3 have been ordered. Building Preparations for coil installation has been started. Estimated Completion of Repairs is first week of June—depending on HVAC company receiving coils.

COMMUNITY CENTER POOL

- Routine cleaning and maintenance have been performed.
- Minor Repairs have been completed on equipment and facility.
- Summer Preparations are complete
- New UV System Installed

NEIGHBORHOOD

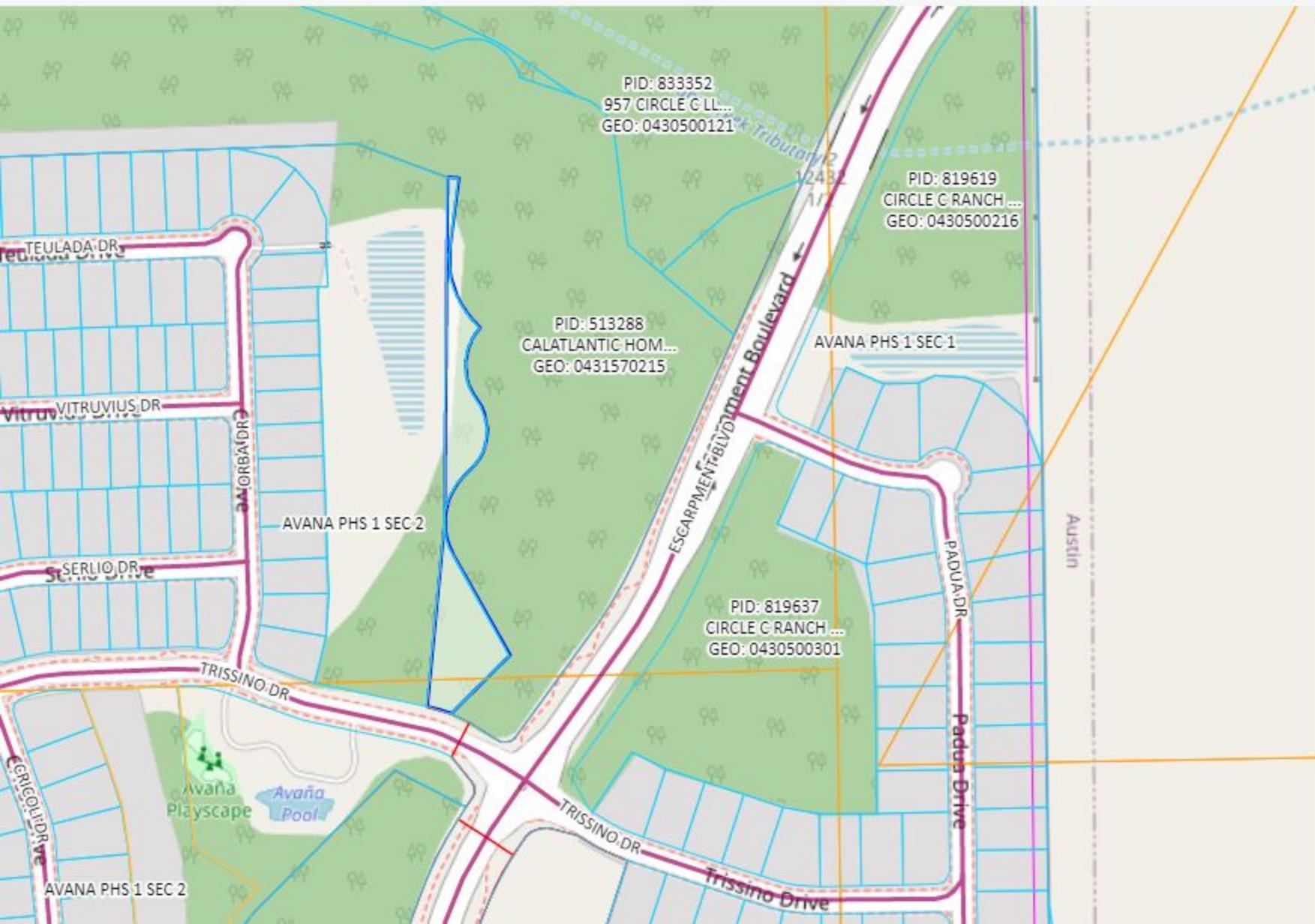
- Minor repairs have been completed as needed
- Installed New Park Place Mailboxes.

AVANA AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made
- Summer Preparations complete

GREY ROCK AMENITIES CENTER

- Routine Cleaning and Maintenance have been completed
- Minor repairs have been made
- Summer Preparations complete



PID: 833352
957 CIRCLE C LL...
GEO: 0430500121

PID: 819619
CIRCLE C RANCH ...
GEO: 0430500216

PID: 513288
CALATLANTIC HOM...
GEO: 0431570215

AVANA PHS 1 SEC 1

AVANA PHS 1 SEC 2

PID: 819637
CIRCLE C RANCH ...
GEO: 0430500301

AVANA PHS 1 SEC 2

PROPERTY INFORMATION

Prop ID: **814853** Geo ID: 0430500102

Situs Address: **STATE HY 45 TX 78739**

Legal Description: ABS 2301 SUR 43 HUDSON C W ACR 1.0403

Taxing Units: 01,02,03,0A,2J,68

Market Area: _RGN215 Latitude: 30.173989137994425

Longitude: -97.910339511

OWNER INFORMATION

Owner Name & Mailing Address:
CALATLANTIC HOMES OF TEXAS INC (1673550)
12108 MORIAH BND
AUSTIN TX 78732

IMPROVEMENT AND LAND INFORMATION

Liv Area	Class	State Cd	Use
Land Size		Type	

PPP Loan

CCHOA received a \$399,372.50 PPP Loan on May 4, 2021. On April 7, 2022, after appealing the SBA decision not to forgive the full loan amount, the SBA final decision to reduce the loan amount to \$246,586 which left a total amount of \$152,786.50 that has to be paid back

The interest rate on this Loan is 1.000%

The maturity date of the Loan is May 4, 2026

The options are to pay the \$152,786.50 back in full or make the monthly payments through May 4, 2026

Karen Hibpshman

From: Bill Bunch <bill@sosalliance.org>
Sent: Tuesday, April 26, 2022 9:31 AM
To: Claudia Corum; Info@circlecranch.info
Cc: Paul DiFiore
Subject: action against Mopac or Escarpment extension
Attachments: updated_campo_2045_map_and_chart_draft.pdf

Ms. Hibpshman,

My apologies for being a bit slow here. I hope it's not too late for this meeting. If so, please include it on the next meeting.

Here is the Hays County Transportation Plan map, adopted by the Hays county commissioners in 2021.

https://hayscountytexas.com/wp-content/uploads/2021/07/HCTP_Final-Thoroughfare-Plan_Map.pdf

You can see the proposed extension of Mopac or Escarpment labelled as RC-6 and RC-5. This road is completely unnecessary, as upgrades to 1826 are planned and most of the route of the road would cross protected City of Austin water quality protection lands. Austin voters and Hays County voters have invested a lot in protecting Barton Springs recharge and contributing zone lands. We should be protecting these lands, not targeting them for road ways.

It would be very helpful if Circle C HOA would ask the mayor, CM Ellis and the council to take formal action asking the Hays County Commissioners Court to remove this roadway from its county transportation plan and to join with Austin and Travis County in requesting that it be removed from the CAMPO 2045 long range plan. That plan doesn't even have a good map of the projects, but here is one we compiled showing the roads in the CAMPO 2045 plan and you can see it there. This map shows the protected lands and the aquifer recharge zone.

Thank you for your consideration and let me know if you have any questions.

Bill Bunch

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Bill Bunch
Save Our Springs Alliance
P.O. Box 684881
Austin, Texas 78768
512-784-3749