

ANDERSON MILL LIMITED DISTRICT
March 13th, 2025
Board of Directors' Meeting Minutes

Board of Directors present:

Katherine Hogle, President- Absent

Mike Chaney, Vice-President

Monique Watford, Treasurer

Nikki Hinkle, Secretary

Trevor Mazer, Assistant
Secretary/Treasurer

AMLD Representatives and Staff present:

Zac Evans, Attorney

Peyton Heinig, Office Supervisor

William New, Deputy Officer

Visitors: Drew Castillo, Richard Huebuer,
Susan Reed

1. Call to order, invocation, and roll call

Director Chaney called the meeting to order at 6:30pm. He gave the invocation. Peyton Heinig called role.

2. Citizen Comment

Drew Castillo thanked the board on behalf of the Anderson Neighborhood Association for their attendance at the ribbon cutting for the tree grant. He thanked them additionally, for their presence at open play pickleball.

Richard Huebuer gave the board an update on his communications with the City of Austin

regarding the rerouting of the CapMetro bus route on Millwright Parkway. He stated he's been in communication with the office of Krista Laine about moving the bus route from Millwright Parkway to Pecan Creek Trail.

3. Board of Directors Committee Assignments

Director Chaney appointed Trevor Mazer to the Architectural Control Committee and Facilities Committee replacing Director Watford on the Architectural Control Committee and Director Hogle on the Facilities Committee.

4. District Priority Review and Update

Director Chaney stated the district's priority is to find a qualified District Manager. Director Hinkle stated finding a qualified Aquatics Director is a priority as well. Director Watford added that a bookkeeper is also a priority hire. Director Chaney stated the board would table the full discussion of Agenda Item 4 for another date.

1 **5. Deed Restriction violations, including but not limited to District's attorney for**
2 **formal legal action:**

3 **a. 12117 Old Stage Trl- Debris on property**

4 Director Chaney made a motion to send to legal. Seconded by Director Watford.
5 Motion carried.

6 **b. 12311 Split Rail Pkwy- Rolloff dumpster on property**

7 Peyton Heinig reported that the roll of dumpster and portable toilet had been
8 removed.

9 **c. 11513 Sandy Loam Trl- Trailer/ Recreation Vehicle on property**

10 Peyton Heinig stated the trailer did not appear on the property in the most recent
11 inspection. Director Chaney made a motion to send the violation directly to legal
12 if the trailer or recreation vehicle appears at the property again within the next
13 two months. Seconded by Director Watford. Motion carried.

14 **6. Reports**

15 **a. Board Officers**

16 Director Chaney stated the board needed to enter executive session to discuss
17 a legal issue. The board entered executive session at 6:45pm.

18 The board returned from executive session at 7:04pm. No decisions were made.

19 Director Chaney made a motion that the Architectural Control Committee reject
20 the application submitted by the owners of 11501 Sandy Loam Trail and that
21 AMLD and the ACC immediately send a letter to the applicant that they must
22 remedy the violation or the district's legal council will follow with a demand
23 letter. Seconded by Director Watford. Motion carried.

24 Director Watford stated she has access to the district's banking and investment
25 accounts which is aligned with her appointment to be investment officer.

26 **b. Committees**

27 **Personnel**

28 Director Watford stated Mr. Ramos decided not to continue work on Monday.
29 She stated she's been in the office over the course of the week making sure the
30 district had access to all important administrative accounts. She stated Director
31 Hogle will not be available next week, but once she is available the board will
32 discuss the district's organizational structure. Director Hinkle asked when
33 applications would be accepted for District Manager. Director Watford stated
34 the Personnel Committee would meet after spring break and would be focused
35 on adjusting the current job description.

36 **Solid Waste**

1 Director Watford stated she had a conversation with Alfonso Sifuentes, the
2 district's representative with Republic Services. She stated he notified her about
3 the price increase which would have been applied in January is now going to be
4 pushed to April. She added that, considering this is a renewal year with the
5 district, and all the conversation regarding bulk pickup with the city, that
6 Republic Services is making the determination to see if they should forego the
7 price increase entirely. She stated they would not be raising prices in April.

8 **Facilities**

9 Director Watford stated someone stole the picnic table at the pickleball courts.
10 She stated the maintenance team would be replacing the stolen table with one
11 that can be drilled into the ground and not be taken.

12 **Parks & Landscaping**

13 Director Hinkle reported the tree ribbon cutting was a success.

14 Director Hinkle stated that open play pickleball has been successful. Director
15 Watford asked when Thursday evenings would begin. Director Hinkle stated the
16 first Thursday of April.

17 Director Hinkle reported that the district maintenance team painted the
18 playground at Old Stage Park, updated the backdrops of the basketball courts,
19 and created a path from the sidewalk to the dog park at Millwright Park.

20 Director Hinkle stated the Parks & Landscaping Committee received a request
21 from a resident to join the committee. She stated the person would be added to
22 the committee.

23 **Community Engagement**

24 Director Hinkle reported that, even though it ended up being very windy, a lot of
25 people came out to the district's movie in the park. She stated the inflatable
26 screen ripped due to the wind so they had to end the event but it would be
27 rescheduled to a new date.

28 Director Hinkle stated she went to the district's senior center and she was very
29 impressed with how much the district offers for the seniors.

30 Director Hinkle reported on the district's upcoming easter egg hunt.

31 **Communications**

32 Director Hinkle reported that the next newsletter is coming out with topics
33 including camp counselor and lifeguard hiring, events survey, the rescheduled
34 movie, community members joining committees, an explanation of the
35 transition into a new district manager and half priced dog park and court keys.

1 Director Hinkle stated the Communications Committee received a request from
2 a resident to join the committee. She stated the resident would be added to the
3 committee.

4 **Architectural Control**

5 Director Chaney stated the committee is working to organize in the absence of a
6 district manager.

7 **c. District Manager**

8 In the absence of a district manager, there was no district manager report.

9 **d. Legal Counsel**

10 Zac Evans stated the board should be prepared to be updated on new legislation
11 with the upcoming legislative session. He stated he would have a mid-session
12 memo to the board.

13 **e. Security Report- February 2025**

14 Director Hinkle asked if Deputy New had noticed an increase in people
15 experiencing homelessness in the district during the daytime. He stated
16 anything closer to 183 and Lake Creek Parkway has an increase in traffic.

17 **f. Deed Restrictions**

18 Director Chaney detailed the deed restriction report.

19 **g. Cash Disbursement- February 2025**

20 Director Watford added clarity to the cash disbursement report.

21 **h. Tax Report- January 2025**

22 Director Chaney detailed the tax report.

23 **i. Investment Report- February 2025**

24 Director Watford reported that the investment advisory service the district uses
25 has not received the information they need to provide the February report. She
26 stated the quarterly report will be available and reviewed in April.

27 **j. Approval of Minutes of Board Meeting-**

28 **Minutes of February 13th, 2025 and March 6th 2025**

29 Director Watford made a motion to approve the February 13th, 2025 and March
30 6th minutes. Seconded by Director Hinkle. Motion carried.

31 **7. Interim District Manager**

1 Zac Evans recommended that, as the district has a vacancy in the district manager
2 position, Director Watford serve as the interim district manager. He stated Director
3 Holge was in support of the idea. Director Watford stated she is open to the idea as
4 long as it is temporary. Zac Evans suggested Director Watford be paid at the rate that
5 Greg Williams received. He added at board meetings Director Watford assume the role
6 of district manager and not board member and that her fee of office payments be
7 halted. Director Hinkle made a motion to make Director Watford the district's interim
8 district manager at the pay rate which Mr. Williams had received. Seconded by Director
9 Chaney . Director Watford abstained from voting. Motion carried.

10 **8. Director Request for Future Agenda Items**

11 Director Hinkle suggested the board work separately on editing policy before their
12 working session related to the district's policy. Zac Evans recommended Director
13 Hinkle edit the policies on her own and then share the results with the district's new
14 interim district manager. Director Chaney stated he would volunteer to review and edit
15 1 of the 4 policies.

16 **Set Date and Time of the Next Meeting**

17 Director Chaney set the date and time of the next meeting as April 10th at 6:30pm in this
18 building.

19 **9. Adjourn**

20 Meeting adjourned at 7:59pm.

21
22 

23 Director Nikki Hinkle, Secretary

24 4/10/25

25 Date approved by Board