



**NOTICE OF ANNUAL MEETING OF MEMBERS  
MUELLER MIXED-USE COMMUNITY, INC.**

We are pleased to invite you to the 2013 annual meeting of the members of Mueller Mixed Use Association. **The Mixed-Use Association will hold the 2013 Annual Meeting on November 20, 2013 at 6:00 p.m. at The Austin Children's Shelter**, located at 4800 Manor Road, Austin, TX 78723. This notice is being sent in accordance with Section 2.05 of Bylaws of the association. Enclosed you will find meeting notices, proposed agendas, and proxies for the upcoming Annual Meetings of both the Mixed-Use Association and the Mueller Master Association.

As you are probably aware you are a member of the Mueller Master Association, representing all property owners within Mueller, both commercial and residential; it is divided into two geographically defined sub associations, and the EC/TC Association and the Mixed-Use Association. The Mixed-Use Association is made up primarily of the yard and row homes in the residential area of Mueller. The EC/TC Association (of which you are not a member) is made up primarily of the commercial businesses in Mueller including the retail, hospital and office uses.

Due to the wide range of property owners and their schedules having three meetings in one day has been difficult in the past and inconvenient to some members. In order to make these meetings more convenient for all, the EC/TC Association Meeting is being held during the day and the Mixed-Use Association Meeting is being held in the evening. As the Mueller Master Association has no business to conduct the Mueller Master Association will send reports to both the EC/TC Association and Mixed-Use Association for presentation at their respective meetings where the Mueller Master Association Board Members will also be available. The Mueller Master Association Annual Meeting will be called to order and quickly adjourned just prior to the Mixed-Use Community Association.

**Election**

The Declarant and Mixed-Use Association Board of Directors have called for an election that will be held at the 2013 Annual Meeting. This election is being called in accordance with the Bylaws of the Mueller Mixed-Use Community based on the certificates of occupancy issued, which triggers a Board expansion and the addition of a resident-elected Board Member. Candidate information sheets can be found at [www.MuellerAustinOnline.com](http://www.MuellerAustinOnline.com).

**Proxies**

In order for these more convenient meeting times to be successful, it is essential that property owners turn in their proxies AND plan to attend the meeting if at all possible. If you attend the meeting your proxy will be returned to you at the meeting. The Mueller Master Association has no items on the agenda and the proxy will be used to obtain quorum only. The Mixed-Use Association proxies may be used to vote for a candidate during the election.

Raffle tickets will be given for each completed proxy returned in advance of the meeting in addition to those in attendance. The prizes this year will be great including several large amount gift cards, Mueller goodies and more.

**Donations**

At the Annual Meeting we will be collecting donations for The Austin Children's Shelter. Please consider bringing small dollar amount gift cards (HEB, Target, movie theaters, Best Buy, etc), grooming products (shampoo, deodorant, body wash, shaving cream), digital clock radios, journals and pens, art supplies, travel umbrellas, DVDs (PG or PG13), Wii video games, board games and puzzles, non-perishable individual baked snacks, baby wipes (unscented), Similac Advance Infant Formula (blue can).

Best Regards,

Jennifer Harvey, CMCA<sup>®</sup>, AMS<sup>®</sup>  
Community Manager for the Mueller Community Associations  
[jharvey@allianceonline.net](mailto:jharvey@allianceonline.net)  
512-347-2888



**2013 PROXY**  
**MUELLER MIXED-USE COMMUNITY, INC.**

I hereby designate \_\_\_\_\_ (In the event you fail to designate a proxy holder, yet deliver the executed proxy to the Mixed Use Association prior to the meeting, the President of the Mixed Use Association will be your designated proxy holder) as my proxy with full powers of substitution to represent and cast votes in the Mixed Use Association at its annual meeting to be held on November 20, 2013.

Your Name (Printed) \_\_\_\_\_

Property Address \_\_\_\_\_

Date Completed \_\_\_\_\_

Signature \_\_\_\_\_

**Please return your proxy by November 18, 2013** to be enrolled in the raffles. Please sign return your scanned proxy via email to [jharvey@allianceonline.net](mailto:jharvey@allianceonline.net), in person or by mail to Mueller Central at 4550 Mueller Central, Austin, TX 78723.



**2013 AGENDA**  
**MUELLER MIXED-USE COMMUNITY, INC.**  
**NOVEMBER 20, 2013**

- **Welcome and Introductions at 6:00 p.m.**
  - Board Members: Tommy Tucker, Fei Dai and Dee Desjardin
    - [Board@MuellerAustinOnline.com](mailto:Board@MuellerAustinOnline.com)
  - Community Manager: Jennifer Harvey, Alliance
    - Email: [jharvey@allianceonline.net](mailto:jharvey@allianceonline.net)
    - Phone: 512-347-2888
  
- **Call to Order and Determination of Quorum**
  
- **Approval of the 2012 Meeting Minutes**
  
- **Report from Mueller Master Community**
  - **Manager's Report**
    - **2013 Overview**
    - **2013 Financial Update**
    - **2014 Budget Planning**
    - **Point of Contact**
  
  - **Auditor's Report (Jay Snyder, CPA)**
  
  - **Security Report (Sgt. Robert Jones, APD)**
  
  - **Landscape Report (Greater Texas Landscapes)**
  
  - **Committee Reports**
  
  - **President's Report (Tommy Tucker)**
  
- **Association Business**
  - **Election of One Director to the Board of Directors**
    - **Call for any Additional Nominations**
    - **Candidate Forum (5 minutes per candidate)**
    - **Election**
  
- **Members' Questions**
  - 3 minutes per question or comment
  
- **Election Results**
  
- **Adjournment at 7:00 p.m.**
  - Following adjournment, please stay for a brief development update.



**Mueller Mixed Use Community Association  
2012 Annual Meeting Minutes  
November 5, 2012**

**Introductions**

Tommy Tucker, Board President, introduced current Board Members and Community Manager.

**Call to Order & Determination of Quorum**

Tommy Tucker called the meeting to order at 6:10 p.m. Pursuant to Section 2.11 of the Bylaws, at least 25% of all votes entitled to be cast were represented in person or by proxy, and therefore a quorum was present.

**Proof of Due Notice of the Meeting**

Jennifer Harvey attested that due notice of this annual meeting was sent to all members in accordance with the Bylaws.

**Approval of Prior Meeting Minutes**

The 2011 meeting minutes were approved as written.

**President's Report**

Tommy Tucker gave a brief President's Report.

**Manager's Report**

Jennifer Harvey gave a Manager's Report including:

- 2012 Financial Summary
- Contact Info
  - Board Members: Tommy Tucker, Fei Dai and Dee Desjardin
    - [Board@MuellerAustinOnline.com](mailto:Board@MuellerAustinOnline.com)
  - Community Manager: Jennifer Harvey, Alliance
    - [jharvey@allianceonline.net](mailto:jharvey@allianceonline.net); 512-347-2888
  - [www.MuellerAustinOnline.com](http://www.MuellerAustinOnline.com)

**Committee Reports**

Committee Reports were included in attendee's meeting packets.

- Landscape Committee
- Modifications Committee
- Pool Committee

**Association Business**

There was no pending business before the membership.

**Member Questions**

Questions from members were discussed:

- Decomposed Granite trail maintenance needed
- Annual Meeting times
- POA alternate revenue source possibilities

**Adjournment**

Being no further business to discuss, the meeting was adjourned at 6:35 p.m. Residents were asked to stay for a brief developer update following the meeting.



**NOTICE OF ANNUAL MEETING OF MEMBERS  
MUELLER MASTER COMMUNITY, INC.**

We are pleased to invite you to the 2013 Annual Meeting of the members of Mueller Master Association. The meeting will be held at **5:50 p.m. on November 20, 2013, at the Austin Children's Shelter, located at 4800 Manor Road. Austin, TX 78723.** This notice is being provided in accordance with Section 2.05 of Bylaws of the association.

You may recall from prior years that due to the wide range of property owners and their schedules having three meetings in one day has been difficult in the past and inconvenient to some members.

In order to make these meetings more convenient for all, the Mueller Master Association will send reports to both the EC/TC Association and Mixed-Use Association for presentation at their respective meetings and the Mueller Master Association Board Members will also be available at both meetings. **As such, the Mueller Master Annual Meeting will be called to order and almost immediately adjourned.** The planned agenda and proxy for the Annual Meeting of members are enclosed for your consideration and review.

**AGENDA**

- **Call to Order and Determination of Quorum at 5:50 p.m.**
- **Approval of the 2012 Meeting Minutes**
- **Association Business**
  - Reports sent to sub associations for presentation at their respective meetings.
  - No pending business before the membership.
- **Adjournment at 5:55 p.m.**

We hope that you attend either the EC/TC or the Mixed-Use Annual Meeting to hear the reports from Mueller Master Association.

Sincerely,

Jennifer Haas Harvey, CMCA, AMS  
Community Manager for Mueller Community Associations  
Alliance Association Management, Inc.  
[jharvey@allianceonline.net](mailto:jharvey@allianceonline.net)  
512-347-2888  
[www.MuellerAustinOnline.com](http://www.MuellerAustinOnline.com)



**2013 PROXY  
MUELLER MASTER COMMUNITY, INC.**

I hereby designate \_\_\_\_\_ (In the event you fail to designate a proxy holder, yet deliver the executed proxy to the Mueller Master Association prior to the meeting, the President of the Mueller Master Association will be your designated proxy holder) as my proxy with full powers of substitution to represent and cast votes in the Mueller Master Association at its annual meeting to be held on November 20, 2013.

**This Proxy will be used to establish Quorum only.**

Your Name (Printed) \_\_\_\_\_

Property Address \_\_\_\_\_

Date Completed \_\_\_\_\_

Signature \_\_\_\_\_

**Please return your proxy by November 18, 2013** to be enrolled in the raffles. Please sign return your scanned proxy via email to [jharvey@allianceonline.net](mailto:jharvey@allianceonline.net), in person or by mail to Mueller Central at 4550 Mueller Central, Austin, TX 78723.



**Mueller Master Community Association  
2012 Annual Meeting Minutes  
November 5, 2012**

**Introductions**

Tommy Tucker, Board President introduced current Board Members and Community Manager.

**Call to Order & Determination of Quorum**

Tommy Tucker called the meeting to order at 5:35 p.m. Pursuant to Section 2.11 of the Bylaws, at least 25% of all votes entitled to be cast were represented in person or by proxy, and therefore a quorum was present.

**Proof of Due Notice of the Meeting**

Jennifer Harvey attested that due notice of this annual meeting was sent to all members in accordance with the Bylaws.

**Approval of Prior Meeting Minutes**

The 2011 meeting minutes were approved as written.

**President's Report**

Tommy Tucker gave a brief President's Report.

**Manager's Report**

Jennifer Harvey gave a Manager's Report including:

- 2012 Financial Summary
- Contact Info
  - Board Members: Tommy Tucker, Greg Weaver, Fei Dai, Jessica Reynolds, Carl Paulson, Leo Lopez and Dee Desjardin
    - [Board@MuellerAustinOnline.com](mailto:Board@MuellerAustinOnline.com)
  - Community Manager: Jennifer Harvey, Alliance
    - [jharvey@allianceonline.net](mailto:jharvey@allianceonline.net); 512-347-2888
  - [www.MuellerAustinOnline.com](http://www.MuellerAustinOnline.com)

**Auditor Report**

Jay Snyder, Audit Manager with Millan & Co., P.C., CPA explained the Audit Process and the 2011 Audit results.

**Association Business**

There was no pending business before the membership.

**Member Questions**

Due to time constraints questions were held until after the Mixed-Use Association Meeting, which immediately followed this meeting.

**Adjournment**

Being no further business to discuss, the meeting was adjourned at 5:55 p.m.



**SUSAN EGAN AT 4509 PAGE ST.  
I HAVE BEEN A MUELLER RESIDENT SINCE MAY 2013.**

**I feel I can best serve our Association by...**

1) representing the homeowners in decisions that directly affect them 2) being responsive when decisions are made or questions are asked

**The experiences that best qualify me for a position on the board are as follows...**

1) serving as secretary of East Hills Homeowners Association (upstate NY) from 2008-2010 2) designing, building and developing content for the blogsite of East Hills HOA, 2009-2012 (and assisted with transitioning its ownership in 2013) 3) serving as Vice President of EHHOA from 2010-2012 4) serving on covenants enforcement committee for East Hills HOA from 2009-2012 5)

serving as a member of the architectural control committee for Mountain Neighborhood Association (Austin) in the late 1990s

**My interests in participating on the Board of Directors are...**

1) to help make fiscally responsible decisions involving the use of POA members' dues 2) to help make policy decisions in our community 3) to maintain and improve the community's amenities, property values and desirability 4) to assist in any way possible to reduce crime in our community

**Anything else my neighbors should know?**

In addition to serving on other HOA boards and organizing after-school classes in RRISD, I've also chaired a school bond committee. My husband (Jim) and I are 20+ year Austin residents who plan to live at Mueller into retirement. Since I'm currently semi-retired, I have plenty of time to volunteer in our community.



**ELIZABETH (BETSY) HILTON AT 4001 MENDEZ ST.  
I HAVE BEEN A MUELLER RESIDENT SINCE 2008.**

**I feel I can best serve our Association by...**

Representing all residents of the mixed-use community, whether I personally agree with their position or not. I want resident voices to be heard by other members of the POA Board. While this position will be in the minority (all other POA Board members are appointed by Catellus), it's important we residents have a strong voice at the table. Ask anyone who knows me... I have a strong voice!

**The experiences that best qualify me for a position on the board are as follows...**

I am a past chair of the Mueller Neighborhood Association and I represent residents on Catellus' Transportation Committee. I strive for transparency and post extensive meeting notes on CitiCite and Facebook to ensure residents are

aware of the issues discussed. I will keep residents informed and do my best to make sure resident interests are represented.

**My interests in participating on the Board of Directors are...**

I LOVE Mueller and the people here! I want to make sure we stay true to the goals of the master plan, including integration with the rest of East Austin, where I have lived since 1983. I have an interest in community governance and will work hard to ensure that our voices are heard and issues are addressed.

**Anything else my neighbors should know?**

I've spent my career in public service with extensive experience working on volunteer committees at a Federal and State level. My husband and I LOVE living in Mueller, love our neighbors, and the many new friends we've made over the past 5 years. As a former Cherrywood resident, I closely followed the redevelopment plans for the former airport. It's great to see the plan coming to life and the vitality of the Mueller community.



CANDIDATES CONTINUED FROM PG.5



TIM MORIARTY AT 4437CAMACHO ST.  
I HAVE BEEN A MUELLER RESIDENT SINCE 2008.

**I feel I can best serve our Association by...**

I feel I can best serve our Association by using my professional management experience to help bring a different perspective to the board.

**The experiences that best qualify me for a position on the board are as follows...**

I have over ten years experience leading and managing project teams focused in state government technology projects.

**My interests in participating on the Board of Directors are...**

My interest in participating is so that I can have a voice in the future planning of the Mueller development.

**Anything else my neighbors should know?**

I have lived in Austin since 2000. I am married with one son who will be three in February.



DR. ALAN SCHUSSEL AT 3904 HERMALINDA ST.  
I HAVE BEEN A MUELLER RESIDENT SINCE JUNE 2012.

**I feel I can best serve our Association by...**

Participating in all meetings and sharing input necessary to improve and maintain the quality of our neighborhood. I can follow trends and stay on top of things by being very inquisitive.

**The experiences that best qualify me for a position on the board are as follows...**

I have strong management experience and understanding of the political nature that accompanies the Association. As previously stated, I am very inquisitive and will stay on top of things to ensure that the budget and policies are well-formed to protect our neighborhood. I have been a member of a few Board of Directors in the past for example, I was a member of the State Commission and Vice President for several years until I termed out. I was also a member of the Advisory Board of an agency until I termed out. I was also past president of a State Association in Arizona. I have experience in reviewing financial reports and staying on top of things. Currently I am a on the Board of Directors as a Vice President for an agency that is based in California and Colorado.

**My interests in participating on the Board of Directors are...**

To ensure that our neighborhood continue to prosper in value and aesthetic beauty due to its uniqueness of the area.

**Anything else my neighbors should know?**

I have never let my hearing loss impede on my ability to do my job!