

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
September 22, 2016
11201 Lake Woodbridge
Sugar Land, TX 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Mr. Planz called the meeting to order at 6:35p.m. Board members in attendance were Brian Planz, President, Paula Urban, Vice President/Treasurer, Sonyan Stephens, Secretary, and Rob Tice, Director, John Falkenbury, Director. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

Ms. Urban made a motion to accept the agenda, second by Ms. Stephens, all in favor, motion carried.

RATIFICATIONS OF DECISIONS MADE BETWEEN MEETINGS

P. Urban made a motion and S. Stephens seconded to ratify the decisions made between meetings which were the approval of the smart controller and the repairs at the pool.

MINUTES REVIEW

The August 25, 2016 minutes were reviewed with one correction. Ms. Urban made a motion to approve, Mr. Tice seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The August 30, 2016 financials were reviewed in detail.

OLD BUSINESS

Proposal for Decomposed Granite: The Board reviewed the proposal from McKenna Construction & Monarch to refresh the decomposed granite at Branford Park along the walking trail. After much discussion a motion was made, seconded and approved to have McKenna Construction to add (15) additional yards of crushed granite, the board would like for the work to be done in January.

Library Project

Mr. Planz stated that the post was installed last week and the top will be installed this week. The grand opening for the Little Library will be October 1st.

2017 Preliminary Budget

The 2017 Budget was reviewed and discussed. Ms. Urban made a motion to approve the budget with the changes to the Constable contract, Mr. Tice seconded, all in favor, motion carried. A motion was made, seconded and carried to set the 2017 annual assessment at \$522.00

NEW BUSINESS

Proposals for Fountain Lighting: The Board reviewed the proposal from McKenna Construction, LBJ Services and Solis Lighting to replace electrical outlets at North and South entry with normal outlets and replace breaker in the box with GFI Breaker and to replace the damaged outlet boxes and covers. Also the proposals were reviewed to install protective poles at the North and South to protect electrical. After much discussion a motion was made, seconded and approved to have LBJ Services take care of the electrical work.

Proposals for Lighting at Ravens Call Way & Bradford Park: The Board reviewed proposals from Mckenna Construction and LBJ Services to install (3) three lights with Metal Halide lights at Ravens Call Way and to install (5) five lights with Metal Halide lights at Bradford Park. A motion was made, seconded and carried to approve the installation of lights at Raven Call Way and Bradford Park.

October Meetings: There was a discussion regarding the town hall meeting and the Fall festival. The town hall meeting will be held on October 27th and the Fall festival on October 29th from 6:00pm-8:00pm. The Fall festival should be planned for 350 people, hot dogs, chips and water will be served. The Board advised the managing agent to contact Suzella the Clown for the face painting and balloon making, The Carriage Company for the hayride. The board also advised the managing agent to contact the Party Guy for the rental of the moonwalk and check to see about the rental of the popcorn and snow cone machine. Managing Agent to contact the local restaurants for donations for prizes.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:35pm.

- a. Delinquencies: Board reviewed no additional action at this time
- b. Deed Restriction Violations; Board reviewed, none at this time.

At 8:47 pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be October 25, 2016 at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

With no further business to come before the Board, Ms. Urban moved that the meeting be properly adjourned at 8:55 pm; with Mr. Tice second and the motion passed unanimously.

Sonyan Stephens, Secretary