

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
February 20, 2017
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, Sonyan Stephens, Secretary, Rob Tice, Director and John Falkenbury, Director. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

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

MINUTES REVIEW

The January 31, 2017 were reviewed and approved with changes to the time in executive session. Ms. Stephens made a motion to approve, Mr. Tice seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The January 31, 2017 financials were reviewed in detail. There was a question regarding the budget amount for the insurance.

OLD BUSINESS

Garage Sales: There was a discussion regarding garage sales, and Mr. Tice thought it would be a good idea to hold a community garage sale. He stated that we could notify everyone via Nextdoor and through E-blast. Managing Agent to order (2) two 3x5 banners to read "Twin Oaks Village Community Garage Sale This Saturday. The garage sale will be held on Saturday, April 22nd.

Maintenance Items: Mr. Planz reviewed the maintenance list with the Board and will resend the revised copy to the managing agent.

NEW BUSINESS

Pool Contract

The Board reviewed the pool contract from Trident. The Board agreed to renew the contract in the amount of \$28,153 for the 2017 pool season.

Fence Repairs

The Board discussed the fence repair where the accident occurred on Westmoor. Mr. Falkenbury stated that the association should have a plan in place where the repairs are taken care of within two weeks.

Highland Oaks Entry

The Board reviewed the proposal from Monarch to repair the entry at Highland Oaks where an 18-wheeler ran over the area. R. Tice made a motion, to approve work order#14947 in the amount of \$1,011.41, J. Falkenbury seconded.

Splash Pad Area

Ms. Stephens stated that she would like to add playground equipment next to the area by the splash pad. There was discussion regarding the area, and stated there weren't any funds at the time.

Lighting at Monument

Mr. Planz stated the lighting at the monument on Westmoor is on all the time. Mr. Falkenbury will look into this and take care of the repair.

There was also a discussion regarding installation of a streetlight on Westmoor. Managing agent will contact Centerpoint for a quote for the installation of a streetlight.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:00pm.

- a. The Board reviewed the delinquency report and compliance report in detail.

At 8:03 pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be March 27, 2017 at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

With no further business to come before the Board, Mr. Tice moved that the meeting be properly adjourned at 8:05 pm; with Mr. Falkenbury; seconded and the motion passed unanimously.

Sonyan Stephens, Secretary