

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
TWIN OAKS VILLAGE CAI, INC.  
June 30, 2016  
11201 Lake Woodbridge  
Sugar Land, TX 77498**

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**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, Mr. Tice called the meeting to order at 6:30p.m. Board members in attendance were Rob Tice, President, Paula Urban, Vice President/Treasurer, Sonyan Stephens, Secretary, Brian Planz, Director and Max Olguin, Director. Also, in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

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

**COMMUNITY FORUM**

A homeowner was in attendance to talk to the Board about the letter she had received regarding the yearly dues. She explained to the Board that she never received the certified notice, and feel like she should be charged for something that she never did receive. The homeowner also has a concern regarding the fine on her account. The homeowner also had a concern regarding the shooting of BB guns in the neighborhood. The Board explained that they would get with Sussan and they will notify the homeowner in writing of their decision.

**TRIDENT AQUATICS**

Mike Patterson and Ross was in attendance to discuss the concerns the Board had with the pool company. The Board had concerns about the types of swim attire, Mike explained that cotton shirts wasn't allowed because it absorbs chemicals, and the compression shirts wasn't allowed because the shirt will push up against your chest causing it to be heavy. The Board stated that they would like the lifeguards to be consistent when they are enforcing the rules regarding the swim

Mike provided the board with an update on the pumps. He stated that the wader pump is working well, but on the other pump they are unable to get the filter lid off. They have tried different ways to remove it but they are unable to. He stated they could provide the Board with a price for a TR-140. There was also a discussion regarding the drain issue and Mike explained that this was something that the Board should get a plumber to take care of.

Mr. Tice stated that the lifeguards profile still needed to be posted. Mike stated he will get this information posted as soon as possible. The pool rules were reviewed in detail and the lifeguards will enforce the rules accordingly.

**New Board Positions**

A motion was made and seconded and carried to have the following positions.

President- Brian Planz

Vice President- Paula Urban

Secretary/Treasurer- Sonya Stevens

Director 2- Max Olguin

Director 1- Rob Trice

**MINUTES REVIEW**

The May 16, 2016 minutes were reviewed by the board. With the grammatical corrections noted by the Board, Mr. Planz made a motion to approve the minutes, Ms. Stephens seconded the motion, all in favor, motion carried.

**FINANCIAL REVIEW**

The financials wasn't available at the time of the meeting.

**OLD BUSINESS**

Replace lighting at the pool: management has asked for proposals from several vendors and will provide them to the Board as soon as they are received.

Fabrication of Vault Door for Foundation: still looking for a vendor for this job

Concrete Panel – FenceCrete has been notified that Twin Oaks Village would like to begin gathering information for phase 2 which would include Westmor. The Board would like to receive additional proposals for the concrete panels.

Wood Fence Repairs: The proposal from City Maintenance was reviewed, after much discussion the Board made a decision to obtain additional proposals. Mrs. Armstrong will provide Sussan with names of other contractors to obtain proposals.

Taco Bell construction update: The MUD is waiting on the final draw to reimburse the association for the irrigation repair and for the cost of the additional water they use.

Proposal for tree removal: The board reviewed the proposal from Monarch to remove (4) four dead trees and grind the stump 6” below ground level. After discussion a motion was made, seconded and approved to allow Monarch remove the dead trees.

Schedule for a landscape drive: The board stated that they had concerns regarding the common area landscaping and they would like to drive the community with Jason Mathers on a Saturday morning.

### **NEW BUSINESS**

Kiddie Cushion: the proposal from Monarch was reviewed. The Board suggested obtaining more proposals for the kiddie cushion. Managing Agent suggested contacting a playground company for the kiddie cushion.

Landscaping at Splash Pad: the board made the decision to place this on hold until after they speak to Monarch regarding their concerns.

Ceiling Repairs: Waiting on proposals.

Splash Park Code: There was a discussion on whether or not the association should place the code on the website, the code shouldn’t be placed on the website because anyone can see the code. The Board made the decision to send the code out in the next mail out.

Mosquito Spraying: the mosquito truck is not coming on a consistent basis.

### **EXECUTIVE SESSION**

There wasn’t anything to discuss in executive session.

The next Board Meeting will be July , 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 8:44 pm; with Mr. Planz second and the motion passed unanimously.

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Sonyan Stephens, Secretary