



**BOARD OF DIRECTORS MEETING
MINUTES
October 9, 2017**

Directors present

Cheryl Trent
Trevor Lane
Greg Lippmann
Felix Pair

Genesis Management

Kristin Henderson

At 6:45 pm, with a quorum of Board members present, John Baker called the HOA Board meeting to order.

HOMEOWNER FORUM

Leia at 8231 Clover Leaf Drive, complained about the alligators. H/O called MUD and they can't do anything, but the H/O did call TX Parks and Wildlife. TX Parks and Wildlife will come get them if the HOA calls. There have been sightings of 2-3 alligators. Greg stated that if there was no fee with the TX Parks, then we would have them removed, if not, then we can't do it. Cheryl will call Whitney and see if the MUD will call to get them removed to Brazos Bend State Park.

H/O suggested that the MUD have procedures in place for the removal of alligators. We are doing what we can within the law.

Krishna of 8411 Paddlerock, does not like the wooden garage doors that are not being maintained. He wants to know if there is someone to walk around and send a note to paint it or stain it. Greg stated that Kristin does a drive around every month and letters are sent to those not in compliance with Deed Restrictions. If a H/O calls or emails them a resident that is not in compliance, Genesis will come out and inspect it.

Cern at 1110 River Delta, asked about the restrictions on planting trees in the yards. Felix stated that according to Deed Restrictions, there has to be two trees in each yard. There is a master list of plants that can be used for planting in the Restrictions also.

Jon Welch of 914 Honeysuckle Vine asked if Jim Grover was still involved in the Board. The answer is no, he has turned control over to us. Jon stated that we talked about the two tree policy about a year ago that Jim wanted to change it. He also wanted information about the Board elections. Two positions were elected in June of last year. Until 100 percent of the properties are sold, the Board will stay as is. The whole Board will be elected after all of the properties are sold to Homeowners.

Jon also asked about the financials. Greg stated that we are in the green and are doing really well. Jon asked about upping the maintenance fees, Greg stated that there was no intention of raising the maintenance fees. We have revenues that will provide for our expenses through the end of the year.



Eric of 8222 Clover Leaf wanted to know if there was a time frame for street repairs. The street repairs are on schedule to be done by October 31.

Meeting Minutes

Cheryl moved to approve September's meeting minutes, Trevor seconded, motion passed.

Financials

A. August Final

Trevor moved to accept the August final, Cheryl seconded, motion passed.

B. September preliminary

Trevor stated that the September preliminary financials look good.

Old Business

A. Pool Update

Greg just received a bid to resurface the pool and repair of the stairs. It will be around \$30k to drain the pool down, resurface the pool, and sand it down. Greg asked Kristin to get two additional bids for this project.

B. Landscape Project

The Run lake has had the final walk through, and the landscape architect for the MUD has required the contractor to replace the water plants that died and several trees. The Mist lake is in planning stages right now. The Mist park soccer field will be scraped and reseeded with grass. A broken sprinkler head and pipeline were replaced.

C. Social Committee Update

We want to do a Trunk or Treat on Halloween. We need people to come up with trunks and hand out candy to make this a good event. Anyone can contact Cheryl at Chertrent@gmail.com. As of 10/15, the trunk or treat has been canceled.

Adjournment

The meeting was adjourned and the Board went into Executive session at 7:20 pm.

Executive Session Summary

The Board discussed DRVs, Maintenance fees and the Budget.

The meeting of the Executive Session was formally adjourned at 8:35 pm.

Approved: _____