



PARC LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

Notice is hereby given of a forthcoming open meeting of the Board of Directors. The meeting will be held as follows:

DATE: Monday, May 1, 2017
TIME: 4:30 PM - 5:30 PM (Sign-in at 4:15 PM)
PLACE: Harris County Public Library
Northwest Branch Meeting Room
11355 Regency Green Drive, Cypress, TX 77429

AGENDA

- I. Call to Order and Announcement of Quorum**
- II. Minutes of HOA Special Meeting held on March 7, 2017**
- III. Traffic Policy**
- IV. Financial Statements**
- V. New/Old Business**
 - A) Enforcement Action against Unpaid Assessment**
 - B) Addition of shrubbery on right side of main entrance**
 - C) Installation of main gate backup battery**
 - D) Access code for Amazon Flex Drivers**
 - E) Action Items from 2016 Annual Meeting**
 - a. Birds in the neighborhood**
 - b. Development of amphitheater area**
 - c. Redesign of gate to Public Park**
 - d. Appeal of ARC Approval Denial**
 - e. Filling of Board vacancy**
 - f. Median in exit gate**
 - g. Email alias for residents' communication**
 - h. Replacement of cat's eyes (reflective markers)**
 - i. Power wash of stone walls**
 - j. Cleaning of storm drains**
 - k. Removal of For Sale signs at main entrance**
- VI. Regular Board Meeting Adjourns**
- VII. Executive Session**
- VIII. Executive Session Adjourns**
- IX. Open Forum/Other Matters**
- X. Adjournment**

Minutes of Parc Lake Estates Home Owners Association Special Meeting
held on March 7, 2017 at 12612 Malcomson Road, Houston, Texas 77070

Proceedings

- The meeting was called to order at 7:00 pm.
- Announcement of Quorum
 - The President announced that a quorum was formed and the meeting proceeded.
 - 39 homeowners were present, representing more than 60% of the HOA members.
- Introduction
 - The President recognized the presence at the meeting of an attorney for the HOA as well as a county sheriff who he explained were invited to ensure a peaceful meeting due to the threatening nature and escalating tone of several certified letters and emails sent to the Board and the community regarding the parking policy.
 - Members of the Board introduced themselves, and the President announced that the Special Meeting was called in response to a petition received on January 17, 2017 to discuss a "Repeal of Parc Lake Estates Parking and Prohibited Vehicles Rules Effective January 1, 2017".
 - The Board explained that there is no basis available under the governing documents to repeal the parking policy because Article 2, Section 4 of the Declaration of Covenants, Conditions and Restrictions for Parc Lake Estates conferred on the Board the authority to adopt, amend, repeal and enforce rules and regulations such as the parking policy. Nonetheless, the Board stated that it was willing to work with concerned residents to consider removing language from the parking policy that would limit the number of vehicles in the driveway, but would instead include language that would prohibit vehicles from blockage of sidewalks.
- Deliberations
 - The Board explained that a primary objective of the parking policy as it relates to the sidewalks was to allow homeowners to park as many vehicles as they could fit in their driveways without completely blocking the sidewalks.
 - A homeowner asked if it was okay to park a vehicle mostly in the driveway and partially on the sidewalks. The Board answered that, with the changes it was contemplating, it would be okay to park partially on the sidewalks on condition that there was enough room left on the sidewalks to get around the parked vehicle without forcing pedestrians into grassy areas or into the street.
 - Another homeowner argued that the proposed sidewalks rule was unfair to those homeowners with shorter driveways whose cars would necessarily block portions of the sidewalks in front of their homes.

- Other homeowners commented or asked questions about whether the parking policy would be enforced during holidays when there could be an unusually high number of visitors' vehicles and in the early hours of the morning when there could be possibly very few people in the streets. These questions raised further discussions but the consensus seemed to be that the parking policy should be applied uniformly within the limits specified in the policy without exceptions for holidays or certain times of day or night.
- The homeowner who had earlier spoken on the unfairness of the proposed sidewalks rule renewed his reservations about the rule. This caused several reactions from other homeowners with some expressing support and others opposition to the sidewalks rule. The Board reminded homeowners that the overriding objectives of the parking policy were to limit vehicles parked in the streets that could make it difficult for children and other people in the neighborhood to see around them or to be seen by others, and to prevent vehicles parked in the driveways from forcing pedestrians off the sidewalks.
- As the discussions went on, it appeared that more homeowners were speaking in support of the sidewalks rule than were speaking against it. Some homeowners then suggested that an informal poll be taken to record actual sentiments on the topic.
- Two homeowners took the initiative to conduct an informal poll to determine those who were for or against a sidewalks rule within the parking policy that allowed as many vehicles as could fit in a driveway to be parked thereon as long as the vehicles did not completely block the sidewalks. The pollsters reported that 32 people were in favor of the sidewalks rule and 2 people were against it, with a few people, mostly Board members, abstaining.
- The Secretary noted that no one had yet spoken against the necessity of the parking policy as a whole, and invited feedback or comment on the parking policy but no one responded or commented on aspects of the parking policy other than the sidewalks rule.
- Open Forum
 - The Board asked members to raise any related issues, questions or concerns that had not been discussed.
 - A resident suggested that homeowners should refrain from belligerent or malignant attitudes such as sending hostile email messages to hundreds of email addresses.
 - The Secretary reiterated that the Board was there to serve the community and that he welcomed direct communication with the Board on any and all matters. The Secretary deplored the situation where he learned of homeowners' grievances through email blasts, attorneys' briefs or courthouse filings. He recognized peoples' rights and prerogative to adopt any method they chose but stated that he preferred direct inquiries to the Board on matters of concern to any member of the community.
 - A homeowner asked how the cost of retaining attorneys and having a county sheriff at the special meeting was being covered. The Treasurer replied that the

costs would be covered by the HOA and, unfortunately, would be passed on equally to all homeowners. He further informed the community that we have a Directors and Officers insurance policy on which the Board was assessing whether or not to make a claim.

- Closing
 - The President thanked all those who attended the special meeting, and stated that the Board would send notice to all homeowners inviting them to an open Board meeting at which the parking policy would be reviewed and voted on by Board members.
 - No further matter was brought for discussion and the meeting adjourned at 8:00 p.m.

Minutes taken by the Secretary, Parc Lake Estates Board of Directors.