

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
April 23, 2019
11201 Lake Woodbridge Drive
Sugar Land Texas 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Mr. Planz called the meeting to order at 6:34p.m. Board members in attendance were Brian Planz, President, Paul Urban, Vice President/Treasurer, Sonyan Stephens, Secretary, Rob Tice, Director and 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.

HOMEOWNER FORUM

Homeowner was in attendance to discuss the HOA fees on his account. He stated that his assessment that he paid in 2018 was applied to an old deed restriction fine and legal fees. The homeowner feels that all assessments have been paid and he shouldn't be penalized for the deed restriction fines. Management Agent stated that the deed restriction was for a shed that was installed without prior approval, and the homeowner account was sent to the attorney because he didn't apply for the shed.

A homeowner was in attendance to discuss the permanent basketball goal. He stated that the goal had been there for (3) years and this is the first time that he has received a notice for the goal, and he thought he would be grandfathered in. The board explained to the homeowner that permanent goals aren't allowed in the community.

GUEST SPEAKERS

Trident-Mike Patterson

Trident- Mike Patterson stated that they are having pools cleaned and pressure washed by May 4th. Mr. Tice stated that something has leaked from under the pump room door, Mike stated that he would power wash the area. Mr. Patterson stated that all of the pumps are good and in working order, but he expect the pool to be cloudy for a couple of weeks. Mr. Tice stated that he had a concern regarding the trash in the area, the restrooms not being cleaned, the water fountain cleaned prior to opening day. There was also a concern regarding lifeguards been on the phone, Mike stated that is immediate termination if someone is caught on the phone. Mr. Planz asked if the board put in lockers for lifeguards to put in their personal belongings. Mike stated that Trident would like to do a movie night, the board advised them to pick a date and we will send out notice to homeowners.

MINUTES REVIEW

The March 26, 2019 minutes were reviewed with corrections. P. Urban made a motion to approve, S. Stephens, seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The March 31, 2019 financials were reviewed in detail.

OLD BUSINESS

Additional Fence Repairs-

Mr. Tice stated that he would send over the plot map showing the areas where the additional fencing should be installed. The board tabled the estimate from Property Services until the next meeting.

Electrical Proposals:

The board reviewed the proposals for the installation of a meter can for the irrigation system. After much discussion a motion was made, seconded and carried for Property Services to install the meter can.

Annual Meeting:

Managing agent stated that there were (3) positions up for election and notices will be going out in the mail.

NEW BUSINESS

Pool Signage

P. Urban stated that she will do the signage

Mr. Falkenbury suggested that the association get a maid service to clean the restrooms prior to opening day of the pool. He also stated that there is a plumbing issue in the men restroom.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:25pm.

- a. The board reviewed the letter for authorizations from the association attorney regarding the following accounts: Account#155889, account#155512, and account #155336. A motion was made by P. Urban and seconded by R. Tice to file a lawsuit. S. Stephens abstain from voting.
- b. Deed Restriction Violations; Board reviewed the board action accounts and made the decision to send the accounts to the association attorney.

At 8:35 pm the Board adjourned from Executive Session and entered into General Business.

At 8:36pm the Board adjourned from open session, with no further business to discuss

The next Board Meeting will be on May 14, 2019 at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

Sonyan Stephens, Secretary