

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE COMMUNITY ASSOCIATION, INC.**

**July 18, 2013
2204 S. Highway 6
Houston, Texas 77079**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Mr. Chester called the meeting to order at 6:30 p.m. Board members in attendance were TJ Chester, President, Paula Urban, Vice President/Treasurer and Rob Tice, Secretary. Also in attendance Ry Reid, CMCA, AMS, PCAM, is representing Sterling ASI.

June 10, 2013 MEETING MINUTES REVIEW

The Board reviewed the May 16, 2013 Meeting Minutes and Ms. Urban made a motion to approved the minutes as correct and Mr. Tice second and the Board approved as written.

FINANCIAL REPORT

The Financial report for June 2013 was reviewed. Ms. Urban asked what the \$58,000.00 in doubtful accounts consisted. Mr. Reid stated he would check to see if Fort Bend Property taxes were paid for 2012. The Board also requested the splash park fence repair, the kiddie cushion and Sorrel Oaks fence replacement be reclassified as a reserve expense.

OLD BUSINESS

The Board discussed establishing a new Annual Meeting date. Mr. Chester requested the Sterling contact the attorney to see if quorum could be reached without mailing out another announcement.

Mr. Chester advised the Board that the Traveler's Insurance claim check for \$50,000.00 has been received.

Mr. Chester stated there was no other update concerning The Kelliwood Lake HOA Claim adjoined to Twin Oaks.

Mr. Reid advised the Board the Sorrell Oaks fence would be installed on Jul 22-24th.

Mr. Tice and Ms. Urban stated they had reviewed the lighting at the monument and all lights are working and no bids were required to repair the lighting.

NEW BUSINESS

The Board discussed amending the Fining Policy to allow for immediate fining of consistent violators of the Deed Restrictions. The Board requested Sterling check with the attorney to see if it is possible to fine consistent violators without a grace period.

The Board discussed Homeowners with tree stakes that are no longer useful. The Board wants letters to now state remove the trees stakes without any options to reattach.

The Board discussed the home that is being rebuilt in the community. The Board asked what enforcement can be done to ensure the home is secured and communications with the Board is kept up to date as far as the status of the home.

The Board discussed the Fall Festival and planned to have the event on October 26th, 2013 at the parking

lot to the rear of the Barbara Jordan Elementary school. Also planned to serve 500 hotdogs, snow cones, cotton candy and hand out gift cards. The Board also requested Sterling to schedule the face painter and hayride as well.

EXECUTIVE SESSION

The Board discussed the Delinquencies and the Deed Restriction Violations.

The next Board Meeting will be Sept 25th, 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 8:36pm; Mr. Tice seconded and the motion passed unanimously.

Rob Tice, Secretary