

TWIN OAKS COMMUNITY ASSOCIATION, INC.
c/o Arrow Community Management
23111 Cinco Ranch Blvd
Katy, Texas 77494

A regular meeting of the Twin Oaks Board of Directors was conducted on January 20, 2011, at 6:30pm at the offices of Arrow Community Management, Katy, Texas pursuant to the notice attached hereto as Exhibit "A".

Quorum was confirmed with the following Directors in attendance; T.J. Chester, President and Mark Lloyd, Secretary.

ABSENT: Paula Kalmus, Vice President

Mr. Chester served as Chairperson of the meeting.

Representing Hoover Slovacek, Robert Alexander, Attorney at Law; Arrow Community Management, Ry Reid, CMCA, AMS, PCAM, Community Manager.

Mr. Alexander reviewed the Judicial and Non-Judicial Foreclosure process with the Board. Mr. Alexander also presented the Board with a \$5,000.00 check from an owner who had been delinquent for years. Mr. Alexander briefly discussed the Deed Restriction Process.

The Board Convened to Executive Session to discuss an Owner's shed.

The Board reviewed the November 16, 2010 Board Meeting minutes. Mr. Lloyd made a motion to accept the minutes as written and Mr. Chester second. The Board approved the minutes as written.

The Board reviewed the December 2010 Financials. Mr. Chester stated that numerous checks were returned to the bank due to insufficient funds and he requested an explanation from Arrow Community Management. Mr. Reid advised that the error was on the part of Reliant and not Arrow. Arrow has returned the NSF Charges and late fees on the account to Twin Oaks and Arrow will recoup the funds from Reliant. Mr. Reid stated the electrical account had funds in the bank and this could be verified by reviewing the November and December financials.

The Board discussed the issue concerning the Owner's shed. Mr. Chester advised that the shed is too large to meet the standards of the community. Mr. Chester stated that the Community needs to begin creating guidelines for ACC Issues. Mr. Reid advised that he has been working on the ACC Guidelines and is about one-fourth of the way through. Mr. Chester requested that a copy of the Guidelines be email to the Board and the ACC Committee.

Mr. Reid advised the electrical contract is up and presented a list of electrical companies and costs for the Board to consider.

The Board reviewed the 2011 Mosquito Spray Contract from Cypress Creek Pest Control. Mr. Reid advised there was no increase in the cost of the contract. Mr. Lloyd

made a motion to accept the contract. Mr. Chester second and the Board approved the contract at a cost of \$63.00 per trip times one trip per week.

The Board reviewed the 2011 Aquatico Pool Contract. Mr. Reid advised there was a slight increase of 1% for 2011. Mr. Lloyd made a motion to accept the contract. Mr. Chester second and the Board approved the contract.

Mr. Reid advised he is still attempting to get the telephone poles removed from the Highland Oaks entry. He has contacted the Engineering Department twice and advised they would be removed.

The Board discussed a resident who has placed the irrigation line in the easement. The Board stated that Arrow Community Management would notify the owner to move the irrigation and the Association would reimburse a cost of no more than \$100.00 after the owner submitted an invoice. There is an issue with three scrub trees that are in the easement as well and Fencecrete requested they be removed. The Board instructed Arrow Community Management to obtain bids for the removal of the trees.

Mr. Reid presented a foreclosed property which had \$150.00 left on the account. The Board approved this amount be written off as bad debt.

The Board discussed the Spring Festival and established the date of May 21st as the festival date with a rain date of May 28th. The Board also requested that Daisy and Boy be scheduled for the festival along with the Constables, Fire Department and obtain a proposal from Della Carts to serve hot dogs at the event.

With no further business to come before the Board the meeting was adjourned at 7:51pm.

The Board set the next Meeting date February 17, 2010, 6:30pm at Logan's Road House, Hwy 6 South.

T.J. Chester, President