

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
January 22, 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 6:30p.m. Board members in attendance were Brian Planz, President, Paula Urban, Vice President/Treasure, Sonyan Stephens, Secretary, 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 Mr. Falkenbury, all in favor, motion carried.

HOMEOWNER FORUM

Account#156242 was in attendance to discuss the letter that she had received regarding submitting an application for the solar lights that were installed in the front yard. The homeowner didn't understand the reason that she was receiving the letter, it was explained to the homeowner that any type of improvement that is done to the home should get prior approval from the ACC Committee. The homeowner stated that she visited several homes in the community that had the same type of lighting and most of the homes hadn't received letters regarding the solar lights. On August 2nd she submitted a written request to the reason why the lights had been installed, and asked for a hearing with the board of directors. The homeowner stated that Amy Duran responded back to her email and advised her to submit an ACC Application. The application was submitted but she never received an approval for the solar lights. Mrs. Armstrong stated that an approval letter was mailed on August 20th. The homeowner stated that another letter was received with regards to submitting an application for the fence that was installed, she stated that she didn't make any improvements to the fence and she had spoken with an attorney that stated she shouldn't had received a letter for the fence. The homeowners feel as they are being singled out and harassed, it was explained that an inspection is done of the community twice a month and several letters are sent out for various deed restriction violations.

MINUTES REVIEW

The November 15, 2018 minutes were reviewed with one correction had an (a) to Paula name in the first paragraph. P. Urban made a motion to approve, J. Falkenbury, seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The December 31, 2018 financials were reviewed in detail. J. Falkenbury made a motion to transfer the excess revenue from the end of the year into the reserve account, P. Urban second the motion and the motion carried.

OLD BUSINESS

Credit Bureau Letter:

The Board reviewed the credit bureau letter to be sent out the homeowners introducing the program that allows associations to report delinquent and non-delinquent to the credit bureau. The board made changes to the letter and the managing agent will mail it out.

NEW BUSINESS

Monarch Proposals

The board reviewed proposal#6297 to remove existing cage and concrete and install new cage and locks. The board made the decision to table this proposal until Ms. Stephens could verify the pricing with the Operations Manager for the MUD.

The board reviewed the proposal from Monarch to remove some trees and prune the additional ones, the board suggested that Monarch mark the trees that would be removed and the board would go from there.

Proposal#6280 to remove palm and grind stump at 7303 Brighton Glen was approved.

Community Update

Ms. Stephens stated that a new Constable was hired for the area, and he would like to tag vehicles that are illegally

parked, have expired tags, or inoperable that are in the street. Mr. Planz stated that commercial vehicles are a big issue and he would like to see those addressed.

Ms. Stephens explained to the board that the MUD had met with the County Commissioner with regards to the four-way stop at Westmoor/Bellaire and Bellaire and West Oaks and he has agreed that some safety precautions were needed for that area.

2019 Calendar

The Board scheduled the dates for the upcoming meetings, the meetings will be held on the 4th Tuesday of the month.

At 8:50pm the Board adjourned from open session, with no further business to discuss

The next Board Meeting will be in February 26, 2019, at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

Sonyan Stephens, Secretary