



**TWIN OAKS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

DATE: May 23, 2023
PLACE: Blue Agave, 14555 Grisby Rd Houston TX 77079
ATTENDING: Robert Tice, President
Jessica Kennedy, Vice President
Sylvie Elmer, Treasurer
Danny Handshoe, Director
Kim Moore, C.I.A. Services, Inc.
Stephanie Petzold, C.I.A. Services, Inc.

ABSENT: Sonyan Stephens, Secretary

With quorum duly established and notice properly given, President Tice called the board meeting to order at 6:25 p.m.

MINUTES, MEETINGS & DECISIONS

Ratify Decisions Between Meetings - Below are the decision made since the last Board meeting:

1. A decision was made to approve proposal from Monarch to remove 17 Wax Myrtles and grind 25 stumps in the amount of \$3,785.48.

A MOTION PASSED to approve the above-mentioned decisions since the last Board meeting (Motion – Elmer; 2nd – Handshoe; Unanimous).

Meeting Minutes

A MOTION PASSED to approve the April 25, 2023 Board meeting minutes as presented (Motion – Elmer; 2nd – Kennedy; Unanimous).

MAINTENANCE REPORT

The maintenance report was reviewed with the Board. Manager will get cost to remove the two basins and sides and install landscape beds with Jasmine or other ground cover at the Highland Oak entry.

NEW BUSINESS

2023 Annual Meeting – The Board reviewed and edited the draft handout for the upcoming meeting on May 30th. The Constable's office will be asked to attend the meeting and door prizes will be drawn at the meeting.

Tax Exemption – Manager will seek proposal from O'Neil & Holmes to seek tax exempt status for the Association.

DR Recommendations for Last Chance Letters – Several deed restriction violations were reviewed.

A MOTION PASSED to approve each violation (4758, 2254, 2817, 3384, 961, 2771, 882, 1162, 6492, 5366, 6579, 1382, 2451, 5597, 2512, 3980, 2380, 1329, 5602, 3634, 2685, 3181, 6571, 5760, 2840, 3785, 5654, 5889, 4130, 2693 and 4316) to receive one last chance letter and if not cured to be turned over to the Association's attorney for demand letter (Motion – Tice; 2nd – Kennedy; Unanimous).

Homeowner Correspondence – The Board reviewed correspondence from several owners.

A MOTION PASSED to approve an extension until September 1, 2023 for T0904006 regarding violation 2695 (Motion – Tice; 2nd – Elmer; Unanimous).

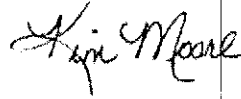
A MOTION PASSED to advise owner T0203011 that regarding violation 2575; he is welcome to move his right-side fence forward to just past the bay window but must not cover the other two windows behind bushes and that the left side fence may not be moved forward towards the front of the home (Motion – Elmer; 2nd – Kennedy; Unanimous).

A MOTION PASSED to advise owner T1101036 that regarding violation 7053; an extension has been granted until November 15, 2023 and owner needed to seek a solution from a professional for grading and possible French drain and that they'll need to submit an ACC application with revisions (Motion – Tice; 2nd – Kennedy; Unanimous).

A MOTION PASSED to deny the requested waiver of late fees for T1002019 (Motion – Elmer; 2nd – Kennedy; Unanimous).

With no further business to come before the board, the open meeting adjourned at 7:57 p.m.

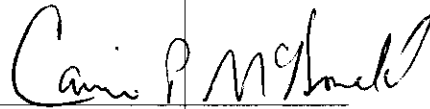
Prepared by:



Kim Moore
C.I.A. Services, Inc.

Approved at the 05-23-23 meeting of the Board of Directors.

Approved by:



Secretary