

Pine Village North Association

Board of Directors Meeting Minutes

Tuesday, July 11, 2017 5:30 PM

The Board meeting of the Pine Village North Association was held on the above date and time at the East Aldine Center, 5333 Aldine Mail Route, Houston, Texas. Others in attendance: APC Property Management representative Tara R. Fase, Deputy Dexter Scott with Harris County Sherriff office and Chris Archambault with Daughtry and Jordan P.C. .

Board members in Attendance were: Augustine Rodriguez, Manzur Malvi , John Walsh, Tony Briscoe, Susan Brown, Mary Richard and Diane Gonzales

Call to Order:

Quorum was established. Meeting was called to order at 5:35 PM by President Augustine Rodriguez. Board went into Executive Session. The Board begin the open meeting at 6:40 PM.

General Session:

Ms. Mallet spoke to the Board concerning her outstanding service request items. Ms. Fase will visit her home later in the week to confirm the outstanding items and the remedy.

Executive Meeting Results:

The Board reviewed the attorney reports and reviewed owner accounts. The Board discussed and made a counter settlement offer on an owner's collection account.

Action Taken Outside of a Meeting:

The Board voted email to allow Mr. Tony Briscoe attend a mediation hearing on June 14th along with legal counsel for Pine Village North Chris Archambault. Vote pass with five votes.

The Board voted on a course of action pertaining to an owner's collection account. The vote pass with five votes.

Minutes:

The Minutes from the May 7,2017 Board Meeting were reviewed. A motion by Mr. Walsh to accept as presented. Ms. Brown Seconded the motion.

Non-Opposed. Motion carried.

Financial review:

The Balance Sheet for April 30,2017 - Operating \$47,997.28,	A/R \$1,103,320.92
The Balance Sheet for May 31,2017 – Operating \$31,516.06,	A/R \$1,131,925.57
The Balance Sheet for June 30,2017 – Operating \$25,295.49	A/R \$1,181,048.06

Mr. Briscoe spoke about the amnesty program which was in place several years ago for owners with past due accounts.

Committee Updates:

Patrol - Deputy Scott reviewed the HCSO report of activity for the community.

No other committee submitted reports

Old Business:

Mr. Rodriguez presented to the Board to have Daughtry & Jordan review the revised Rules and Regulations so they may be finalized. Mr. Malvi would like to have a price before submitting the Rules and Regulations to the attorney. Mr. Briscoe made the motion to have Daughtry & Jordan review the revised Rules and Regulations so they may be finalized. Mr. Walsh Seconded the motion.

Non-Opposed. Motion Carried.

Mr. Rodriguez presented to the Board to have Brent Lane with Beard & Lane to begin negotiations with the Owners of the demoed homes at 12415 W. Village A,B,C,D, E, F , now a slab, for acquisitions. A ^{motion} ~~mean~~ by Mr. Briscoe to allow Beard & Lane begin negotiations with the Owners of the demoed homes at 12415 W. Village A,B,C,D,E,F. Ms. Gonzales Seconded the motion.

Non-Opposed. Motion Carried.

New Business:

Mr. Rodriguez presented to the Board the contract and Certificate of Corporate Resolutions and Incumbency to sell 12235 West Village #D for \$25,000.00. The final closing will be July 12,2017. Mr. Briscoe made a motion to accept the sales price of \$25,000.00 and the closing date of July 12,2017. Ms. Gonzales Seconded the motion. Non-Opposed. Motion carried.

Mr. Rodriguez presented to the Board a request to have Brent Lane with Beard & Lane Attorney to begin negotiations on the other townhomes owned by GAI IRA LLC to sell or deed over townhomes for the HOA to sell to pay off tax liens and HOA liens. Ms. Diane made a motion for Brent Lane to begin negotiations with townhomes owned by GAI IRA LLC to settle the HOA liens / tax liens and sell the townhomes. Mr. Briscoe seconded the motion. Non-Opposed. Motion Carried.

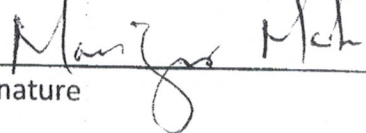
Mr. Rodriguez presented to the Board to place 12274 Wild Pine A, B and C vacant slab on the market for sale with the HOA Realtor Ms. Thomas. Mr. Briscoe made the motion to list the vacant slabs at 12274 Wild Pine A, B and C for sale with Ms. Thomas. Ms. Gonzales Seconded the motion. Non-Opposed. Motion carried. Ms. Gonzalez Seconded the motion.

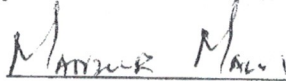
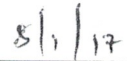
Non-Opposed. Motion Carried.

The Board discussed the abandoned mobile buildings next to the clubroom. Mr. Rodriguez will contact Marliyn with Harris County and will also report the dumping near the PUD facility. The Board discussed cameras for the community/ clubroom, making the gates operational adding street lights to the existing wiring along Easthampton. The Board is in favor of having proposals submitted for review for the cameras, making gates operational and adding more street lights.

Mr. Briscoe would like to see the office at 12301 Wild Pine open at least one day a week with a person from APC Property Management. Ms. Fase stated the office needs to have a working restroom and air conditioning. Ms. Gonzales made a motion to have \$3,500.00 to be spent to have the air containing and restroom made operational for the office. Mr. Briscoe seconded the motion. Non-Opposed. Motion carried.

Adjournment: There being no other business before the Board, Mr. Briscoe made a motion to adjourn the meeting. Ms. Gonzales Second, the meeting was adjourned at 8 :45 PM.


Signature

 
Printed Name Date