



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

The Board of Directors of the Twin Oaks Village Community Association, Inc. hereby gives notice that it will hold a regular meeting on **Tuesday, January 25, 2022 at 6:30 p.m. at 16225 Park Ten Place, Suite 260, Houston TX 77084;** to discuss and, if appropriate, act upon the following items. All are welcome to attend open session.

*Please note, park in the garage in visitors parking and enter through rear building doors on the right (all glass doors)*

- 6:30 p.m. Call Meeting to Order & Adopt Agenda
- 6:31 p.m. Open Session (Open to the Public)**
- a. Director Resignation Letter [pg 3]
  - b. New Director Appointment to Fill Vacated Position Until May 2022
  - c. Open Forum Discussions (*Questions/Concerns from Public Addressed During this Time Only*)
- 6:46 p.m. Minutes, Meetings & Decisions
- a. Ratify Any Decisions Between Meetings
  - b. Recap Any Unannounced Meetings
  - c. Meeting Minutes
    - 1. Board Meeting November 23, 2021 [pg 4]
- 6:50 p.m. Management Report
- a. Preliminary Financial Reports [pg 7]
  - b. Deed Restriction Reports [pg 30]
  - c. Architectural Review Reports [pg 88]
- 7:00 p.m. Maintenance Reports
- a. Maintenance Report [pg 92]
  - b. Big Oaks MUD (Sonyan)
- 7:20 p.m. Committee Reports
- a. ARC
  - b. Social
  - c. Yard of the Month
- 7:25 p.m. Unfinished Business
- a. Big Oaks MUD Sheriff's Contract [pg 107]
  - b. Big Oaks Mosquito Fogging Contract & Independent Bids [pg 123]
  - c. Update on Attorney Filing ACC Guidelines
  - d. Update on Fining Policy & Discuss DR Enforcement Plan [pg 133]
  - e. Discuss Email Distribution Lists (community website and CIA database)
  - f. Any Other Unfinished Business
- 7:45 p.m. New Business
- a. Update on Account Adjustments for 2021 Incorrect A/R [pg 138]
  - b. Confirm date for next meeting
    - 1. **Next Board Meeting 02/22/2022**
  - c. Any Other New Business
- 7:50 p.m. \*Closed Executive Session (Closed to the Public)**
- a. Hearing Before the Board, *If any*
  - b. Attorney Client Communications [pg 142]
  - c. Attorney Decisions Needed, *If any* [pg 168]
  - d. Collections Update [pg 196]
  - e. DR Recommendations for Last Chance Letters, *If any*
  - f. Homeowner Correspondence [pg 222]
  - g. Any Other Executive Matters
- 8:00 p.m. Adjourn executive session
- 8:01 p.m. Open Session Called to Order (Open to the Public)**
- a. Announce any decisions made in executive session
- 8:02 p.m. Adjourn meeting

*\*The board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications, to conduct requested hearings or other confidential information as allowed under Texas Property Code section 209.0051.*