

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE COMMUNITY ASSOCIATION, INC.**

**March 26, 2015
11201 Lake Woodbridge
Sugar Land, Texas 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Mr. Tice called the meeting to order at 7:00 p.m. Board members in attendance were Rob Tice, President, Paula Urban, Vice President/Treasurer and Brian Planz, Secretary. Also in attendance, Ry Reid, PCAM, CMCA, AMS representing Sterling ASI.

Mr. Planz made a motion to accept the agenda, second by Ms. Urban.

With homeowners present to discuss issues with the Board the Board convened into Executive Session at 7:00pm.

The Board discussed with a resident an issue of a force mow that was allegedly completed prior to the expiration of the letter that was sent. Homeowner requested that the force mow fee and any other penalty or interest be waived.

The Board discussed with a resident an issue of fines for not restoring their lawn. They requested the Board remove the fines as the violation was corrected.

The Board discussed with a resident a resolution to delinquent assessments. Homeowner notified the Board they had defaulted on a payment plan twice. Homeowner has received a loan modification and this helped with costs. The Owner would like all attorney fees and interest waived. They would be willing to place \$1,000.00 down and 12 monthly payments of \$300.00.

The Board discussed with a resident a violation of not removing construction bricks from their front yard. Once the Homeowner received the letter they removed all of the construction bricks with the exception of the bricks around the plant bed. When they received clarification of what bricks they removed them. The Homeowner asked that the fines be waived.

The Board discussed with a resident an issue with payment of delinquent assessments. The Homeowner stated they should not have to pay attorney fees but is willing to pay the interest and penalty. The Homeowner would like the Association to reimburse them \$1,600.00 in attorney fees.

OLD BUSINESS

The Board reviewed fountain proposal from Houston Fountain and Pond and JR D Construction.

a. Fountain Renovation

- (1) Houston Fountain and Pond: \$36,485.
- (2) JR D Construction: \$42,616.75

The Board selected Houston Fountain and Pond to perform the fountain work at Highland Oaks Entry. Mr. Planz made a motion to accept the price of \$36,485 to renovate the Highland Oaks Entry fountains. Mr. Tice second and the Board approved.

EXECUTIVE SESSION

The Board convened into Executive session at 9PM

The Board reviewed the Attorney Status Report for the Month of February 2015.

The Board reviewed a request to waive Fees for mowing. Documentation provided by Sterling does not support waiving fees.

The Board reviewed a request to waive fees for not restoring their yard. Board agreed to waive \$75.00 in fines.

The Board reviewed a request to accept \$1,000.00 down and a payment of \$300.00 for 12 months. The Board agreed to accept the \$1,000.00 down but the payment plan would have to be \$300.00 for 18 months in order for all of the delinquencies to be paid in full. The Board did agree to waive interest and penalty when the last payment is made. Also a requirement that the 2016 assessments be paid in full when due. The Board did agree to allow the owner pool cards so long as they are current on their payment plan. The Board met with the Homeowner in January 2015 and did agree to reimburse interest and penalty if they made their payments on time. The Board directed Sterling to reimburse Homeowner a total of \$\$56.73 in penalty and interest.

The Board adjourned from Executive Session back to the General Meeting at 10:11pm.

The next Board Meeting will be April 23, 2015, 6:30pm at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

With no further business to come before the Board, Ms. Urban moved that the meeting be properly adjourned at 9:36 pm; with Mr. Planz second and the motion passed unanimously.

Brian Planz, Secretary