

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
September 27, 2018
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, Sonyan Stephens, Secretary, and Rob Tice, Director. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

Mr. Tice made a motion to accept the agenda, second by Ms. Stephens, all in favor, motion carried.

HOMEOWNER FORUM

There weren't any homeowners in attendance.

MINUTES REVIEW

The August 23, 2018 minutes were reviewed with corrections. Mr. Tice made a motion to approve, Ms. Stephens, seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The August 31, 2018 financials were reviewed in detail.

OLD BUSINESS

Fence Proposals:

The fence proposals from Property Services and McKenna were reviewed. After reviewing the proposals and the pricing to repair the fence the board decided that it would be more cost effective to replace the fence. Managing agent to have the proposals revised for replacement and to make sure all of the wood fencing is included.

Inspections

Mr. Tice had a concern about the lawns that haven't been forced mowed, and lawns not been acted upon in a timely manner. He stated that on the last report there were some violations that weren't listed. Managing agent stated that she would do an inspection with the inspector to see what items are been missed.

Electrical at Splash Pad-

Mr. Planz stated that the electrical work at the splash pad has been completed, the outlets were installed on the wrong side of the fence but Property Services has moved them to the correct side. The lighting will be revisited at another date. The area need to be measured where the Christmas lights will be installed.

NEW BUSINESS

New Collection Efforts:

Mrs. Armstrong presented the board with the information for Sperlonga, a company that Sterling is working with that allows the association to report delinquent owners to the credit bureau. There was a discussion regarding cost and managing agent explained that she would come to the board prior to sending any accounts over and the board will determine the threshold. The board advised the managing agent that they would like a letter to be sent to the homeowners explaining the process. After much discussion a motion was made, seconded and carried to approve to send delinquent accounts to the credit bureau.

Kiddie Mulch-

The board reviewed the proposal from McKenna Construction to install kiddie mulch at both of the parks. A motion was made, seconded and carried to approve the proposal for the installation of kiddie mulch.

Landscape Proposal

The landscape proposal from Sicola Corporation was reviewed, and the board declined the proposal. Ms. Stephens stated that she had spoken with Andy with Monarch regarding the installation of trees and he stated he would prefer to plant them in the spring. Ms. Stephens will be meeting with Andy on Wednesday to discuss some items.

EXECUTIVE SESSION

The board reviewed the authorization to file foreclosures from the attorney and a motion was made, seconded and carried to authorize foreclosure on the following accounts: #155916, #155836, #156264, #155238, and #192475.

- a. The Compliance report will be emailed via excel.

At 7:50pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be October 22, 2018, at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

With no further business to come before the Board, Mr. Tice moved that the meeting be properly adjourned at 7:56 pm; with Ms. Stephens second and the motion passed unanimously.

Sonyan Stephens, Secretary