

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
TWIN OAKS VILLAGE  
February 26, 2019  
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 6:20p.m. Board members in attendance were Brian Planz, President, Sonyan Stephens, Secretary, Rob Tice, Director and John Falkenbury, Director. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

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

**HOMEOWNER FORUM**

There weren't any homeowners in attendance.

**MINUTES REVIEW**

The January 22, 2019 minutes were reviewed with corrections. S. Stephens made a motion to approve, R. Tice, seconded the motion, all in favor, motion carried.

**FINANCIAL REVIEW**

The January 31, 2019 financials were reviewed in detail. Mr. Tice wanted to know if we had any feedback from the homeowners with regards to the credit bureau reporting letter. Mrs. Armstrong stated that she hadn't received any feedback.

**OLD BUSINESS**

**Additional Fence Repairs:**

There was a discussion regarding additional fence repairs on the fences on Bellaire on both sides of the street. Mr. Tice stated that Bellaire is a major street and he thinks the HOA should take over the maintenance of the fences for they could be uniformed. The board agreed that some standards need to be put in place, and the enforcement of the deed restriction for fences need to be implied. Mr. Falkenbury and Mr. Tice will walk the fence lines and provide the information to Sterling.

There was also a discussion regarding the fences on both ends of Bloosmmist Lane and Forest Cross Lane. Managing agent to obtain a proposal for the fencing in this area.

**Commercial Vehicles:**

J. Falkenbury stated that he drove around the community (2) weeks ago and noticed several types of commercial vehicles parked in the street, such as child care vans and RV's. He stated that they weren't able to turn around in the cul-de-sacs.

**NEW BUSINESS**

**ACC Survey Requirements**

B. Planz doesn't feel that a lot survey should be required for landscape lights, painting of the home and roof replacement.

**Security Camera Requirements**

The board discussed whether or not an ACC Application should be required for security cameras around the home. Mr. Planz thinks asking the homeowner to submit for cameras are taking away their privacy and submitted an application shouldn't be required.

**Spring Festival**

Tabled until next month.

**TOV Calendar**

R. Tice stated that he asked the website designer to design a calendar for reminders for the HOA Board. Things such as mulch installation, Christmas decorations, spring festival, kiddie cushion installation could be added to the calendar to let homeowners know what the board is working on and when they could expect for it to happen.

#### **Quarterly Survey**

There was a discussion on how to strengthen the communication between Sterling and the Board. Sterling can survey the board to see how they are feeling about the services they have been provided. Mrs. Armstrong stated that she would speak to upper management regarding putting together a survey for the board.

#### **Vendor Meetings**

Mr. Tice stated that the board should meet with the vendors of the community at least twice a year to assure that everyone is on the same page. Managing agent to invite Monarch to the next meeting, Trident to the April meeting and the board will meet the Constables at the pool.

#### **Fountains**

There was a discussion regarding the walls behind the urns and the coping around the fountains. The board stated that a plan needs to be put in place with regards to the fountains, at this time the board agreed to turn the side fountains off and have the urns and back wall cleaned.

#### **TOV Website**

The website needs to be updated with the current financials, minutes, and constable reports. Managing Agent stated that she would have this taken care of.

At 8:52pm the Board adjourned from open session, with no further business to discuss

The next Board Meeting will be in March 26, 2019, at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

---

Sonyan Stephens, Secretary