

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
May 15, 2017
11201 Lake Woodbridge
Sugar Land, TX 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Mr. Planz called the meeting to order at 6:31p.m. Board members in attendance were Brian Planz, President, Paula Urban, Vice President, Sonyan Stephens, Secretary, and Rob Tice, Director. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

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

MINUTES REVIEW

The April 24, 2017 minutes were reviewed and approved as written. Ms. Urban made a motion to approve, Mr. Tice, seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The April 30, 2017 financials were reviewed in detail.

OLD BUSINESS

Spring Festival

Managing Agent provided the board with an update for Spring Fling. The board advised the managing agent to have an e-blast sent out to all of the homeowners reminding them of the Spring Fling.

Maintenance Items

Mr. Planz has concerns regarding the stain Property Services used for the pergola and paint on the light poles. It was stated that the light poles were painted black originally and the new paint is starting to peel and bubble.

Pool

The surface skimmer baskets are filled with debris and one of the skimmers doesn't have a basket at all. If there is any additional damage Trident will be responsible.

NEW BUSINESS

Annual Meeting Information

Mrs. Armstrong stated she has started making changes to the PowerPoint presentation and will email it to Mr. Planz to add additional information.

Group Homes

The Managing Agent presented the letter from the association attorney regarding the rules and regulations for group homes in the subdivision.

Roofs

Mr. Tice stated that he noticed several different types of roofs within the subdivision that aren't approved colors. Mr. Tice will provide a list of the addresses to the managing agent to check on the next inspection to see if they submitted an application, if not we will ask them to submit and then we will enforce the restriction.

Businesses out of home

Mr. Tice had a question regarding homeowners using their addresses for advertising. It was explained that the homeowner isn't running the business from the home nor or they using the address for advertising. They are using the home address as their mailing address for their business and google picks it up as a business and places it in that category.

T-Shirts

There was a discussion regarding purchasing T-Shirts for the community and selling them at community events. Brian

suggested that Rob design the shirt and do a survey on Next door and website to see if homeowners would purchase the shirt.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:04pm.

- a. The Board reviewed the delinquency report in detail. The Managing Agent provided the Board with letter of authorizations for the attorney to move forward with several accounts. A motion was made and seconded to move forward with the next step.
- b. The compliance report was reviewed.

At 8:08pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be June 19, 2017 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 8:09 pm; with Ms. Stephens; seconded and the motion passed unanimously.

Sonyan Stephens, Secretary