

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
July 24, 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, 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 with additions, second by Mr. Tice, all in favor, motion carried.

MINUTES REVIEW

The June 19, 2017 minutes were reviewed and approved as written. Mr. Tice made a motion to approve, Mr. Falkenbury, seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The June 30, 2017 financials were reviewed in detail.

OLD BUSINESS

Vault Door

The proposal from McKenna Construction to construct a vault door at the entrance of Highland Oaks was reviewed. Mr. Falkenbury stated that when he met with Property Services they stated they could construct the door with galvanized metal and welded on hinges. The board advised managing agent to have McKenna Construction revise their proposal and provide a drawing on how it would look.

Electrical

The Board discussed the electrical work that had been done without the approval of the Board. Mr. Falkenbury was under the impression that Property Services was going to submit the additional quote with the changes they spoke about. The Board discussed advised the managing agent to contact Property Services to get the updated estimate and advise them the LED lighting they quoted in the original quote wasn't used for the lights on the side of the monument.

ACC Application

Mr. Tice stated that he had an ACC application for a covered patio and the homeowner want the shingles to match their home, but the shingles on the home isn't an approved roof color. According to the homeowner the shingles has been there for (8) eight years. Mr. Tice questioned whether the ACC committee should deny the application for the patio cover because of the unapproved roof shingles.

Projector

Brian Planz has done research on projectors for the annual meeting, town hall meeting, budget meeting, etc. He have researched Amazon and other companies, and found one for \$185.00. A motion was made by R. Tice and seconded by J. Falkenbury for Brian Planz to spend up to \$400.00 for a projector, pointer, remote control and carrier.

NEW BUSINESS

Budget Wish List

Managing agent stated the 2018 budget will be presented to the board next month and if the board had a list of items they would like to obtain proposal for. The Board stated they would like the following in the budget for next year:

- Pricing for all of the zones to be setup with the smart controller.
- Slide replacement
- Paint doors at the pool
- Lockers for lifeguards
- Storage unit
- Repair pool decking

- Metal fence in front of Bradford Park need to be sand and painted
- Power wash swings and benches.

Fencing

Managing Agent explained that he had received a phone call regarding the fencing on Wimberley Oaks and that the HOA had repaired it once. The Board explained that the fencing on Wimberley Oaks was a onetime deal and the homeowners are responsible for their own fencing.

The fencing on Westmoor was discussed and the Board agreed that it need to be maintained. Managing Agent to check the files to see who did the power washing and staining of the fence on Westmoor.

Audit

The audit was reviewed and the managing agent stated that the CPA suggested reducing the allowance for bad debt.

MUD Report/WCA

Ms. Stephens stated that she and a WCA representative drove around the community looking for any damaged curbs that was caused by the trash truck.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:37pm.

The authorization forms to foreclose was reviewed and discussed. A motion was made, and second to foreclose on the following accounts, account#156264 and account#155283.

At 8:42pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be August 21, 2017 at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

With no further business to come before the Board, Ms. Stephens moved that the meeting be properly adjourned at 8:43 pm; with Mr. Falkenbury; seconded and the motion passed unanimously.

Sonyan Stephens, Secretary