

Pine Village North Association

Board of Directors Meeting Minutes

Tuesday, August 1, 2017 5:30 PM

The Board meeting of the Pine Village North Association was held on the above date and time at the East Aldine Center, 5333 Aldine Mail Route, Houston, Texas. Others in attendance: APC Property Management representative Tara R. Fase, Deputy Dexter Scott with Harris County Sherriff office.

Board members in Attendance were: Augustine Rodriguez, Manzur Malvi , John Walsh, Tony Briscoe, Meghan Latour, Mary Richard and Diane Gonzales

Call to Order:

Quorum was established. Meeting was called to order at 6:06 PM by President Augustine Rodriguez. Board went into Executive Session. The Board begin the open meeting at 6:15 PM.

General Session:

Executive Meeting Results:

The Board reviewed the attorney reports and reviewed owner accounts. The Board discussed and made a counter settlement offer on an owner's collection account.

Action Taken Outside of a Meeting:

Minutes:

The Minutes from the July11,2017 Board Meeting were reviewed. A motion by Mr. Walsh to accept with corrections. Ms. Gonzales Seconded the motion.

Non-Opposed. Motion carried.

Financial review:

The Draft Balance Sheet for July 31,2017 was presented for review. Operating Account \$33,520.10
Accounts Receivable \$1,180,637.60. The Board would like each attorney to submit a monthly collection report of amounts collect vs amounts billed.

Committee Updates:

Patrol - Deputy Scott reviewed the HCSO report of activity for the community.

Old Business:

Mr. Rodriguez presented to the contract for the sale of 12274 Wild Pine A, B, C. John Walsh made a motion to accept \$15,000.00 with no survey. Building must be completed within eighteen months. The option fee will be \$400.00. Diane Gonzales Seconded the motion. One Board Member abstained and Board Member Opposed. Motion passed with five votes.

Mr. Rodriguez presented to the contract for the sale of 5802 Twisted Pine A, B, C, D, E, F. Tony Briscoe made a motion to accept \$25,000.00 with the current survey the Association has on file. Building must be completed within eighteen months. The option fee will be \$400.00. Diane Gonzales Seconded the motion. One Board Member abstained and Board Member Opposed. Motion passed with five votes.

New Business:


Ms. Diane Gonzales would like to encourage Owners to take pride in their courtyards. Board discussed several options to try to lower the amount of trash (household and furniture) within the community. Mr. Tony Briscoe suggested to start the Newsletter again, mailing out to all residents and emailing the landlords. Mr. Briscoe will draft Newsletter for Pine Village North.

Mr. Manzur Malvi would like to obtain proposals for a CPA to audit / review the financial records. Ms. Diane Gonzales made the motion to allow proposals to be taken for a CPA to audit/ review the financials. Ms. Mary Richard second the proposal.

Mr. Manzur Malvi is obtaining proposals for cameras within the community and having the gates operational.

Adjournment:

There being no other business before the Board, Mr. Briscoe made a motion to adjourn the meeting. Ms. Gonzales Second, the meeting was adjourned at 8 :45 PM.

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Signature

Augustine Rodriguez 09-12-2017
Printed Name Date