

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
October 23, 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 6:41p.m. Board members in attendance were Brian Planz, President, Paula Urban, Vice President, Sonyan Stephens, Secretary, 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 Ms. Stephens, all in favor, motion carried.

MINUTES REVIEW

The September 18, 2017 minutes were reviewed and approved with changes. Ms. Urban made a motion to approve, Ms. Stephens, seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The September 30, 2017 financials were reviewed in detail.

OLD BUSINESS

Fall Festival

There was a discussion on the number of gift cards that Ms. Urban would purchase for the fall festival and town hall meeting. Mrs. Armstrong stated that all of the vendors have been contacted and they will be there to setup at 5:00pm.

Repairs in Community

Fence Repairs- Mrs. Armstrong stated that she needed to follow up with the insurance company.

Pool- The value of the slide need to be determined, the managing agent has left several messages for the manufacture. The board suggested that Mrs. Armstrong check the reserve study for the value of the slide.

Mr. Planz stated that the pump room door is in bad condition, managing agent to contact someone to replace the door and add a closure.

Lighting- The lamp at West Oaks Village and Bellaire need to be replaced, managing to contact Property Services and have them replace the light with LED lighting.

NEW BUSINESS

Christmas Decorations

The Board will meet on November 8th at 5:00pm to install Christmas decorations. Mr. Planz will visit the pool prior to the date to see if any decorations were damaged from the storm.

Deed Restriction Enforcement After Harvey

B. Planz stated that the management company should start enforcing the debris removal.

Enforce

Lawn maintenance

Debris in driveway or at curb

Parking on grass/inoperable vehicles

Non Enforce

Trash cans at garage

Mildew and painting of exterior of home

Trailers/mobile homes

After January 1st Sterling will start enforcement of the deed restrictions of all violations.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:57pm.

The attorney has placed the accounts on hold at this time due to Harvey.

At 8:58pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be November 27, 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 8:59 pm; with Ms. Stephens seconded and the motion passed unanimously.

Sonyan Stephens, Secretary