

Pine Village North Association

Board of Directors Meeting Minutes

Wednesday , January 6, 2016 7:00 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. APC Property Management representative Tara R. Fase was in attendance and Wayman Price – Association Legal Counsel. Board members in Attendance were:

Augustine Rodriquez, Megan Latour, Tony Briscoe, Susan Brown, Manzur Malvi, Diane Gonzales

Call to Order:

Quorum was established. Meeting was called to order at 7:08 PM by President Augustine Rodriquez.

Minutes:

The Minutes from the November 12, 2015 were reviewed.

A motion by Ms. Latour to accept the minutes as presented was made.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried.

Action Taken Outside of a Meeting:

A. Motion made to have an Email Vote to approve the following

1. Motion to pay all monthly obligations
2. Motion to hire APC Property Management for Property Management of Pine Village North effective immediately.
3. Motion to mutually agreed termination of property management contract with Associa Principal Management Group of Houston effective December 31, 2015.
4. Motion to instruct Wayman Price , Attorney, to prepare a termination of property management contract document with Associa Principal Management Group of Houston that representatives of PMG and PVN may sign.
5. Motion to hire Onsite Towing as wrecker service for PVN.
6. Motion to notify investors and property owners to mail and pay December payment to APC Property Management and inform the same of increase of maintenance fee effective January 1, 2016.

Motions 1,2,3,4 and 6 passed with six votes. Motion 5 was suspended providing a copy of contract.

The Actions outside of a meeting were reviewed.

A motion by Mr. Briscoe to accept the Actions was made.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried.

Old Business:

Tow Company Interviews were postponed; On site Towing was not present. Tara Fase reviewed the pending work order list. Ms. Fase reviewed the outstanding payables from PMG, still confirming the actual amounts owed to vendors.

Memorandum – Conflict of Interest was reviewed.

A motion by Mr. Briscoe to adopt the Conflict of Interest memorandum was made.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried.

Ms. Fase notarized the document for the Board members present.

Financial review:

PMG report was reviewed. Balances in Operating account \$5,597.94

New Business:

The Harris County Sherriff contract expires February 29,2016.

A motion by Mr. Briscoe to renew the Sherriff's Patrol contract was made.

Ms. Latour Second the motion.

One opposed. Motion Carried.

The Sherriff spoke that they cannot enforce "House Rules" within the community.

Resale certificates are being completed by the Association's Attorney- Wayman Prince.

A motion by Ms. Gonzales to remove the burden from the Attorney and have Management, APC Property Management, handle all resale Certificates was made.

Ms. Latour Second the motion.

Non opposed. Motion Carried.

Ms. Fase requested to be allowed to box up the remaining PVN files in the clubroom / office and inventory the space.

A motion by Ms. Gonzales to approve Ms. Fase request on removing and storing the PVN records and inventorying the clubroom/ office was made.

Ms. Latour Second the motion.

Non opposed. Motion Carried

A Board member should attend and represent the HOA at the hearing on 5787 Easthampton #A.

A motion by Mr. Briscoe to have Mr. Rodriguez and Ms. Latour to attend the hearing on behalf of the HOA.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried

A Board member missing more than three consecutive Board meetings should resign or be removed from the position.

A motion by Mr. Rodriguez to remove Shawn Gibson for excessive absenteeism.

No second motion.

Motion Failed.

Homeowner Forum:

Homeowners/ Guests in attendance are recorded on the sign in sheet, attached and considered a part of these Minutes..

Adjournment:

There being no other business before the Board, Mr. Briscoe made a motion to adjourn the meeting. Ms Latour seconded . Meeting adjourned 9:05 PM.

Signature

Printed Name

Date

Pine Village North Association

Board of Directors Meeting Minutes

Tuesday, January 24, 2016 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, Wayman Price – Association Legal Counsel and Deputy Dexter Scott with Harris County Sheriff's office. Board members in Attendance were: Augustine Rodriguez, Megan Latour, Manzur Malvi, John Walsh and Diane Gonzales

Call to Order:

Quorum was established. Meeting was called to order at 5:45 PM by President Augustine Rodriguez.

Action Taken Outside of a Meeting:

Board approved to pay for two surveys – one for each slab – 5802 Twisted Pine and 5763 Easthampton – approved with majority of Board approving via email vote. John Walsh made a motion to accept the email vote into the minutes. Diane Gonzales second the motion. Non-Opposed. Motion Carried.

Board approved to renew the Harris County Patrol Contract -approved with the majority of the Board approving via email vote. Diane Gonzales made a motion to accept the email vote into the minutes. John Walsh second the motion. Non-Opposed. Motion Carried.

Minutes:

The Minutes from the August 2, 2016 Board meeting were reviewed.

A motion by Ms. Latour to accept the minutes as presented.

Mr. Walsh Second the motion.

Non opposed. Motion Carried.

The Minutes from the December 6, 2016 Board meeting were reviewed.

A motion by Ms. Latour to accept the minutes as presented.

Mr. Walsh Second the motion.

Non-opposed. Motion Carried.

New Business:

The interview to fill the vacant Board member position was tabled. Deputy Dexter spoke of the assault on the PVN employee Darrell Johnson by a resident of PVN. The person is not an authorized resident in PVN, Deputy will issue a criminal trespass on the person.. A motion to provide PVN employee reimbursement of health care coverage up to \$500 per month as long as proof is provided was made by Ms. Gonzales. Ms. Latour second the motion. Non-Opposed. Motion Carried. The proposal of Clean Sweep was submitted and it is not cost effective. Ms. Fase will contact Gambino Construction and Merit for pricing of a porter service a couple of days a week.

Committee Updates:

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

No other committee submitted reports

Old Business:

The Rules and Regulations draft was divided among Mr. Malvi, Mr. Walsh, Ms. Latour and Ms. Gonzales for input. Pages are to be faxed to Ms. Fase the following Monday, January 30th.

Building 12415 W. Village is set for demo by Harris County Health in January but has been stalled due to one owner not releasing Harris County to move forward. A motion by Ms. Latour to allow Mr. Prince to make contact with the owner / lien holder on the purchase or donation of the townhome. Mr. Walsh second the motion. Non-Opposed motion carried.

The payment plan revision was tabled.

The closing dates of the slabs , buyer wants an extension of February 28th. A motion was made by Ms. Gonzales to approve the extended date. Ms. Latour second the motion. Non-opposed. Motion Carried.

The Board leadership class is March 25th in Spring. Mr. Walsh and Mr. Malvi moved their original attendance to this class. Ms. Latour would like to be added to this class as well.

The Board reviewed the letter of intent for the clubroom use present on behalf of the Garcia's. There are several questions regarding their intent. Ms. Fase will work on a response to the offer letter and forward to the Garcia's.

Financial review:

The following were reviewed – Ending November 2016 - Operating \$20,601.31, A/R \$1,017,616.02
Ending December 2016 – Operating \$23,623.26 A/ R \$1,030,838.46

The Reliant energy bills for the street lights would like to be reviewed – Ms. Fase will forward a copy of the bills to the Board. Ms. Fase will also confirm if Republic Waste has cashed any of the payments sent to them on the residential service agreement.

Dougharty Law Firm has requested to obtain certified copies of the all of the association filing to help with moving forward on summary judgements, the cost would be about \$300. Ms. Gonzales made the motion to proceed with the request. Ms. Latour second the motion. Non-Opposed. Motion carried. Beard and Lane has requested to move forward on foreclose of B, 16E-3 and D-5,B-2. Ms. Gonzales made the motion to move forward on the two accounts. Mr. Walsh second. Non-Opposed. Motion Carried.

Mr. Prince made a request to seek additional legal counsel. Ms. Gonzales made a motion for Mr. Prince to seek additional legal counsel at his discretion. Ms. Latour second the motion. Non-opposed. Motion carried.

Adjournment:

There being no other business before the Board, Mr. Briscoe adjourned the meeting at 7:40 PM.

Signature

Printed Name

Date

Pine Village North Association

Board of Directors Meeting Minutes

Tuesday, February 2, 2016 7:00 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. APC Property Management representative Tara R. Fase was in attendance and Wayman Price – Association Legal Counsel. Board members in Attendance were:

Augustine Rodriquez, Megan Latour, Tony Briscoe, Susan Brown, Diane Gonzales, Shawn Gibson

Call to Order:

Quorum was established. Meeting was called to order at 7:02 PM by President Augustine Rodriquez.

Minutes:

The Minutes from the January 6, 2016 were reviewed.

A motion by Ms. Diane Gonzales to accept the minutes as presented was made.

Mr. Briscoe Second the motion.

Non opposed. Motion Carried.

Action Taken Outside of a Meeting:

- A. Motion to Approve of final invoice with prior management , PMG of \$17,000.00
 - a. Motion passed with five votes.
- B. Motion to have Deputy Dexter return as Deputy for PVN , working Monday – Friday.
 - a. Motion passed with five votes

The Actions outside of a meeting were reviewed.

A motion by Ms. Diane Gonzales to accept the Actions taken Outside of a Meeting was made.

Ms. Susan Brown Second the motion.

Non opposed. Motion Carried.

Old Business:

Tow Company Interviews were postponed; On site Towing was not present. Tara Fase reviewed the pending work order list.

A motion by Mr. Briscoe to form an ACC / Repair Committee with himself and Mr. Malvi to review owner reimbursements and roof repair requests. This committee will work directly with APC Property Management.

Ms. Susan Brown Second the motion.

Non opposed. Motion Carried.

A motion by Mr. Briscoe to approve owner reimbursement Lix Housing – 5742 Easthampton #A for clearing building entire sewer line and bill other owners their portion of invoice.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried.

Management and Financial review:

PMG Financials ending December 31, 2015 report was reviewed.

Balance in Operating account \$20,288.38 with Pacific Premier Bank as of December 31, 2015.

Balance in Operating account \$48,659.06 with Patriot Bank as of January 29, 2016.

The Check detail report from January 1 to February 2, 2016 was presented to the Board for all payment made out of the patriot Operating account.

Ms. Fase updated the Board on the transition of the owner account details. Ms. Fase stated APC Property Management is anticipating having all owner accounts balanced by February 29, 2016.

New Business:

Mr. and Mrs. Garcia are interested in restoring the clubroom, they were not in attendance, was tabled.

Mediation Attendance – Pine Village North vs Tony Hughes Feb 17, 2016 1:30PM. One Board member will need to attend. Mr. Rodriguez has offered to attend as well as Mr. Briscoe. Mr. Prince will make a memorandum.

A motion by Ms. Gonzales adopted the Sewage Overflow Policy.

Mr. Briscoe Second the motion.

Non opposed. Motion Carried

Homeowner Reimbursements for repairs will be handled via email for approval. Owners may receive payment or have amount applied to account. On-site employee(s) will be approved to work a forty (40) hour week. Overtime is not allowed. A lunch break must be taken.

A motion made by Ms. Latour to have APC Property Management look for a bank to allow PVN apply for a loan.

Mr. Briscoe Second the motion.

Non opposed. Motion Carried

Adjournment:

There being no other business before the Board, Mr. Briscoe made a motion to adjourn the meeting. Ms Latour second . Meeting adjourned 8:05 PM.

Signature

Printed Name

Date

Pine Village North Association

Board of Directors Meeting Minutes

Tuesday, March 1, 2016 7:00 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. APC Property Management representative Tara R. Fase was in attendance and Wayman Price – Association Legal Counsel. Board members in Attendance were:

Augustine Rodriguez, Manzur Malvi, Megan Latour, Susan Brown, Diane Gonzales

Call to Order:

Quorum was established. Meeting was called to order at 7:25 PM by President Augustine Rodriguez.

Minutes:

The Minutes from the February 2, 2016 were reviewed.

A motion by Mr. Rodriguez to accept the minutes as presented was made.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried.

Action Taken Outside of a Meeting:

- A. Motion to Approve Mediation memorandum Attendance – Pine Village North vs Tony Hughes Feb 17, 2016 1:30PM. Motion passed to approve memorandum with six votes, yes.

The Actions outside of a meeting were reviewed.

A motion by Mr. Malvi to accept the Actions taken Outside of a Meeting was made.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried.

Old Business:

Chris with On-Site Tow Company spoke to the Board regarding the proposed contract.

A motion by Mr. Rodriguez to accept the On Site Tow Company contract was made.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried.

Harry Trusty, General Contractor, spoke to the Board concerning roof replacements. The Board reviewed the outstanding oldest request of roof repairs.

A motion by Mr. Rodriguez to approve Five roof replacements.

Ms. Gonzales Second the motion. Motion carried with four approving and one opposed.

Discussion concerning closing the Wild Pine community access gate off of Hamil to the amount of non PVN traffic – semi trucks and cars. Dumping of trash within the community by the gate being open.

A motion by Ms. Gonzales to close the Wild Pine gate and place a chain along the existing posts near Hamil.

Ms. Brown Second the motion.

Non opposed. Motion Carried.

Discussion of obtaining a loan from Woodforest National Bank to help facilitate the roof and siding repairs. The Association will need to open a checking account with Woodforest National bank to become a customer.

A motion by Mr. Rodriguez to open a checking account with five hundred dollars from the operating account with the President, Treasurer and Property Management as signers on the account.

Mr. Malvi Second the motion.

Non opposed. Motion Carried.

The Sewer Overflow policy was signed , notarized and given to Mr. prince for filing
Mr. and Mrs. Garcia are interested in restoring the clubroom, they were not in attendance, was tabled.

Management and Financial review:

Balance in Operating account \$20,490.13 with Patriot Bank as of January 31, 2016.

Ms. Fase updated the Board on the transition of the owner account details, all owner accounts have been reconciled. The collection fees PMG for a management fee were removed from owner accounts. APC Property Management has sent out one hundred and two -209 collection letters to past due accounts, thirty eight accounts are at the Attorney for collection and thirteen in house payment plans. Ms. Fase stated the nominal fee request for the two vacant slabs will be sent to HCAD for review/approval.

New Business:

A motion by Mr. Rodriguez to have Barry Wutchich complete the 2015 tax return for the Association.

Mr. Mavli Second the motion.

Non opposed. Motion Carried.

The new management certificate was presented for signature to Mr. Rodriguez, President. Management certificate was signed and given to Mr. Wayman Prince for filing.

Deputy Scott spoke on the calls received for the Association. There was a discussion of a implementing a curfew policy for the community grounds; but Deputy Scott stated the Harris County has a curfew in place for minors.

Best Trash Disposal proposal was reviewed. The proposal will collect trash and heavy trash on Wednesday and Saturday at the rate of \$12.50 per door for 355 doors.

Mr. Bartel , 5614 Easthampton # B made a written request to have \$350.00 in late fees waived from his account due to the fact the sign at the clubhouse had the active phone number to the clubhouse posted (which no one answers)and the old mailing address of the community. PMG's contact information was not posted at the community. Mr. Bartel could not locate the entity to make his monthly payments to.

A motion by Mr. Rodriguez to waive the \$350 on Mr. Bartel's account.

Ms. Latour Second the motion.

Non opposed. Motion Carried.

The Association foreclosed on 12459 West Village #D, December 2015. This townhome is ready to place for sale by the Association and has been vacant.

A motion made by Mr. Rodriguez to list the townhome for sale with the Associations Realtor Victoria Thomas with Realtor setting the list price.

Ms. Brown Second the motion.

Non opposed. Motion Carried.

Ms. Fase presented the Board with a flyer of a Board workshop hosted by Community Associations Institute for Board members to attend on Saturday April 30, 2016. The cost is \$55 per person. Ms. Latour and Mr. Malvi are interested in attending the workshop.

A motion by Mr. Rodriguez to have the association to pay for any Board member to attend the workshop.

Mr. Malvi Second the motion.

Non Opposed. Motion Carried.

A fine policy was presented to the Board for review. The Board tabled the fine policy for further review.

The Spring Clean up / Garage sale was discussed. The focus would be for owners to clean up the landscaping existing beds / bushes and have a garage sale for unwanted items .The Sherriff would need to be present as well as a roll off. Ms. Fase will work on the dates for review.

Adjournment:

There being no other business before the Board, Ms. Brown made a motion to adjourn the meeting. Ms Latour second. Meeting adjourned 9:00 PM.

Signature

Printed Name

Date

Pine Village North Association

Board of Directors Meeting Minutes

Tuesday, May 3, 2016 7:00 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. APC Property Management representative Tara R. Fase was in attendance and Wayman Price – Association Legal Counsel arriving at 7:50PM.

Board members in Attendance were: Augustine Rodriguez, Manzur Malvi, Megan Latour, Susan Brown, Diane Gonzales, Shawn Gibson and Tony Briscoe

Call to Order:

Quorum was established. Meeting was called to order at 7:05 PM by President Augustine Rodriguez.

Minutes:

The Minutes from the March 1, 2016 Board meeting were reviewed.

A motion by Mr. Briscoe to accept the minutes as presented was made.

Ms. Latour Second the motion.

Non opposed. Motion Carried.

No Minutes from the April 5, 2016 Board meeting were presented. The meeting did not achieve a quorum.

Action Taken Outside of a Meeting:

- A. Motion to Approve accept \$20,500.00 offer on foreclosed sale of 12459 W. Village Drive #D, Houston, Texas 77039. Corporate Resolution to be signed at the Board Meeting April 5, 2016.
- B. Motion to approve RMWBH attorney Mr. Richards to complete settlement offer on law suit Sugg vs Pine Village North HOA. Motion passed with eight voting yes.

The Actions outside of a meeting were reviewed.

A motion by Mr. Malvi to accept the Actions taken Outside of a Meeting was made.

Ms. Gonzales Second the motion.

Non opposed. Motion Carried.

Old Business:

Mr. Greg McNabb with Pampered Lawns, the current landscape company for PVN, was in attendance and addressed the Board. The Board addressed several issues with Greg concerning the service within PVN. Greg stated they have two crews on the community every Friday and will check in with Darrell Johnson (on site staff) for areas to work on. Tara R. Fase will also email a colored map of concern areas on a weekly basis to Greg. The Board has given Pampered Lawns a thirty days to improve the quality of service.

Ms. Fase reviewed the completed and pending roof repairs. The asphalt repair at Hamil and West Village has been completed.

The Board will need to sign a resolution allowing to open the account at WoodForest National Bank. Ms. Fase has prepared the resolution and passed around for the Board to sign. The Board discussed the Fining rates for the Rules and Regulations. Attorney Prince will research how the fining should be worded to amend Rules and Regulations. The price for the fines has been tabled until the next Board meeting. Mr. Rodriguez proposed the Spring Clean up date of June 4th, Saturday. This Community even will be paid for by donations from PVN investors and local businesses.

Management and Financial review:

Balance in Operating account \$31,331.64 with Patriot Bank as of February 29, 2016, with an accounts receivable of \$950,469.87.

Balance in Operating account \$46,355.38 with Patriot Bank as of March 31, 2016, with an accounts receivable of \$932,636.08.

The association has three Attorney's working on collection accounts. Attorney Wayman Prince, Dougharty Law Firm and Beard and lane Attorneys. Attorney Prince will need to place liens on all accounts at his office for collection. Ms. Beal 12239 W. Village #E wants late fees waived off her account per Attorney price's office. Ms. Beal was not present nor Mr. Prince to give any further information on this account. Will be tabled until both parties are in attendance.

Mr. Prince's office requested to precede with foreclosure on account 5746 Easthampton #B.

A motion to proceed to foreclose on 5746 Easthampton #B was made by Diane Gonzales.

Meagan Latour Second the motion.

Non Opposed. Motion Carried.

Deputy Scott reviewed the Harris County Patrol report for PVN.

New Business:

Pine Village Has foreclosed on the slab of 12274 Wild Pine A, B and C. Per the filing of the foreclosure the HOA will not pay prior taxes on the lots. The Board discussed the HOA responsibility of the enclosed patio area. The legal opinion of Attorney Prince reviewing the maintenance responsibility clause within the restrictions, will require the HOA to maintain the siding and existing gutters within the enclosed patios since the HOA maintains the exterior of the building – roofs and siding.

The Board interviewed Judith Castillo for the vacant Board position. If Judith passes the background check she will be appointed to the Board.
Adjournment: *Motion made by Augustine. Seconded by Diane. Non Opposed*
Wayman Prince
There being no other business before the Board, Mr. Rodriguez adjourned the meeting at 8:55 PM. *motion carried.*



Signature

Augustine Rodriguez 6-7-2016

Printed Name Date

Pine Village North Association

Board of Directors Meeting Minutes

Tuesday, August 2, 2016 7:00 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, Wayman Price – Association Legal Counsel and Deputy Dexter Scott with Harris County Sheriff's office. Board members in Attendance were: Augustine Rodriguez, Megan Latour, Susan Brown, Judith Castillo and Tony Briscoe, Shawn Gibson and Diane Gonzales

Call to Order:

Quorum was established. Meeting was called to order at 7:10 PM by President Augustine Rodriguez.

Minutes:

The Minutes from the June 7, 2016 Board meeting were reviewed.

A motion by Mr. Briscoe to accept the minutes with corrections was made.

Ms. Latour Seconded the motion.

Non opposed. Motion Carried.

Action Taken Outside of a Meeting: NONE

New Business:

Ms. Victoria Thomas with Zip Realty addressed the Board on the two listings she has for PVN.

A motion was made by Mr. Rodriguez to reduce each lot by \$5,000 to help promote a sale.

Ms. Gonzales seconded the motion.

Non Opposed. Motion Carried

Appointment of Ms. Richard to the Board was postponed. The request to allow the HOA meet with the East Aldine District about concerns within and outside of PVN. A motion to allow APC Property Management, Wayman Prince and Mr. Rodriguez by Mr. Briscoe was made. Ms. Gonzales seconded. Non Opposed. Motion carried

No update from the Fire Department concerning the loss of building 12415 West Village, July 30th. The 2015 tax return and Franchise report have been completed. The payment plan needs to be updated. A motion by Ms. Castillo to have Mr. Prince draft a 'boiler plate' payment plan. Ms. Latour seconded the motion. Non Opposed. Motion carried.

Ms. Fase asked the Board to consider adding basketball goals to the tennis court. The Board denied the request.

Mr. Rodriguez made the recommendation to have Mr. Prince draft no trespassing notices to have filed with the County and post on the Bulletin Board. Ms. Gonzales made the motion to approve the No trespassing notices. Ms. Brown seconded. Non Opposed. Motion passed.

Committee Updates:

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

Landscape – Ms. Fase spoke of the contract she presented to the Board for Merit services

Clubroom – Ms. Brown discussed dividing the repairs into sections for the clubroom

Back to School Fair - Ms. Castillo has several donations and the back pack Fair is this weekend.

Service Requests- Ms. Fase reviewed the outstanding number of service requests.

Termite Committee- Ms. Latour offered to statrt a Termite Committee to help start treating the Buildings. Mr. Briscoe made a motion to have Ms. Latour chair the termite Committee. Seconded by Ms. Brown. Non Opposed . motion carried.

Old Business:

The Board will need to re-sign the resolution allowing to open the account at WoodForest National Bank, we only need one more signature from one Board member. The Board discussed the Fining rates for the Rules and Regulations. Attorney Prince will research how the fining should be worded to amend Rules and Regulations and submit a proposal to the board for review.

Mr. Prince provided the information regarding the Texas Comptroller Refund to APC Property Management. Mr. Prince also advised the Board the PUD denied the request for help with extra patrol services.

Financial review:

Balance in Operating account \$40,542.90 with Patriot Bank as of May 31,2016, with an accounts receivable of \$912,830.99. Balance in Operating account \$42,862.76 with Patriot Bank as of June 30,2016, with an accounts receivable of \$897,694.06.

The Association has three Attorney’s working on collection accounts. Attorney Wayman Prince, Dougharty Law Firm and Beard and Lane Attorneys. Attorney Prince moving forward on all payment plans in default.

Adjournment:

There being no other business before the Board, Mr. Briscoe adjourned the meeting at 9:12 PM.

Signature

Printed Name Date

Pine Village North Association

Board of Directors Meeting Minutes

Tuesday, October 4, 2016
Immediately after Annual Meeting

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, Wayman Price – Association Legal Counsel and Deputy Dexter Scott with Harris County Sheriff's office. Board members in Attendance were: Augustine Rodriguez, Megan Latour, Susan Brown, Manzur Malvi and Tony Briscoe, John Walsh and Diane Gonzales

Call to Order:

Quorum was established. Meeting was called to order at 8:14 PM by President Augustine Rodriguez.

New Business:

Assign Officer Positions for the 2016-2017 term. Nominations were opened with a nomination from Diane Gonzales for Augustine Rodriguez for President. Megan Latour seconded the motion. Non-Opposed Motion carried.

Tony Briscoe made a motion to nominate himself for Vice President. Diane Gonzales seconded. Non- Opposed. Motion carried.

Tony Briscoe made a motion to nominate Megan Latour for Secretary. Diane Gonzales seconded. Non- Opposed. Motion carried.

Augustine Rodriguez made a motion to nominate Manzur Malvi for Treasurer. Diane Gonzales seconded. Non- Opposed. Motion carried.

The following Board Members are not officer at this time:

Diane Gonzales
Judith Castillo
Shawn Gibson
John Walsh
Susan Brown

Old Business:

The Board reviewed the draft of the Rules and Regulations. Board members are to send in suggestions and corrections to manager Tara Fase via fax or email.

Adjournment:

There being no other business before the Board, Mr. Briscoe adjourned the meeting at 8:22 PM.

Signature

Printed Name

Date