

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TWIN OAKS VILLAGE CAL, INC.

January 28, 2016  
11201 Lake Woodbridge  
Sugar Land, Texas 77498

---

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Mr. Tice called the meeting to order at 6:30 p.m. Board members in attendance were Rob Tice, President, Paula Urban, Vice President/Treasurer, Sonya Stephens, Secretary, Brian Planz, Director and Max Olguin, Director. Also in attendance, Ry Reid, PCAM, CMCA, AMS and Sussan Martinez, CMCA, AMS representing Sterling ASI.

Ms. Urban made a motion to accept the agenda, second by Mr. Planz and the Board approved.

Homeowners in attendance:

The Board convened into Executive Meeting at 6:39 pm.

COMMUNITY FORUM

No homeowners in attendance for community forum

MINUTES REVIEW

The October 22, 2015 minutes were corrected from the previous meeting notations and signed by Ms. Stephens as agreed to by the entire Board. The Board reviewed the November 30, 2015 meeting minutes. Mr. Planz made a motion to approve the November 30, 2015 Meeting minutes as prepared by Management. Ms. Stephens noted a change to the first paragraph as to who called the meeting to order. Ms. Urban second motion and change, all in favor, motion carried.

FINANCIAL REVIEW

The Board reviewed the December 31, 2015 YE Financials. The association has a combined total of \$456,391.38 in the cash operating accounts, \$364,131.68 in the cash reserve accounts. The association is currently 98% collected for owners assessments. The association was over budget \$2,900.58 for the year.

OLD BUSINESS

Pool Contract

The Board reviewed the Pool Contract for 2015-2016 from Trident Pool Company. The board reviewed the final contract from Trident Pool Company. Mr. Planz made a motion to approve the pool contracts submitted. Ms. Urban seconded the motion, all in favor, motion carried.

Pool Furniture Inventory/Replacement the Board requested additional information for this, with costs and pictures.

Fountains: Center fountain is not working as there is not enough water flow, north side fountains are turned off. Southside is still working. Lights seem to all be on. The Board instructed management to work with Trident in getting this completed.

Drain behind North Fountain on Highland Oaks completed

Fabrication of Vault Door for Foundation still looking for a vendor for this job

Resolution of Foreclosure Actions and Enforcement Actions completed

Replace light at Bradford Park still pending, request for additional information

Replace Lighting at Pool Entry: still pending, request for additional information

2016 Christmas Decorations tabled until October 2016

Mosquito and Pest Control Contracts: the Board reviewed the proposal from Excalibur Mosquito Control. Management was asked to work with vendor in lowering the costs.

NEW BUSINESS

Proposals for pressure washing, painting and spruce up of the pool/splash pad area before the pool season: management is working on obtaining these proposals and will present them at the next meeting.

2016 Board and Event Meeting Dates:

February 16, 2016 Board Meeting  
March 24, 2016 Board Meeting  
April 28, 2016 Board Meeting  
May 16, 2016 Board Meeting  
May 21, 2016 Spring Festival  
May 26, 2016 Annual Meeting  
June 30, 2016 Board Meeting  
July 28, 2016 Board Meeting  
August 25, 2016 Board Meeting  
September 22, 2016 Board Meeting  
October 25, 2016 Board Meeting  
October 27, 2016 Town Hall Meeting  
October 29, 2016 Fall Festival  
November 29, 2016 Board Meeting (last Board meeting of the year)

EXECUTIVE SESSION

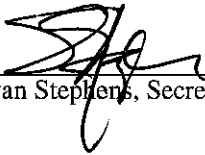
The Board adjourned to Executive Session at 6:54pm.

- a. Account #156394: The owner requested for the fines to be removed, the board voted against removing the fines.
- b. Account #156297: The owner requested for the fines to be removed, the board voted against removing the fines.
- c. Account #155012: The owner requested for the fines to be removed, the board voted against removing the fines.
- d. Account #155972: ARC for Pergola- The Board had a discussion on the pros and cons for Pergolas, attached or detached, heights and locations for these types of structures. Ms. Urban made a motion to approve Pergolas if they are no more than 8 feet, permanent and weather treated and detached from the home. Attached pergolas had to follow the same rules and normal patio structures. Mr. Planz seconded the motion, Ms. Stephens approved, Mr. Olguin approved, Mr. Ticedis approved, majority vote, motion carried.
- e. Board Action on Judicial Foreclosure: there are 11 accounts that need to be signed off on for Judicial Foreclosure. Mr. Olguin made a motion to approval all 11 accounts, Ms. Urban seconded the motion, all in favor motion carried
- f. Board Action on Expedited Foreclosure: there is 1 account for expedited foreclosure. Ms. Urban made a motion to proceed with the Expedited Foreclosure. Mr. Planz seconded the motion, all in favor, motion carried.
- g. Board Action on Eviction: there is one home where the owners need to be evicted. Ms. Urban made a motion to proceed with the eviction, Mr. Planz seconded, Mr. Olguin approved, Mr. Tice approved, Ms. Stephens abstained. Majority approved, motion carried.
- h. Auction Property at Foreclosure Sale: Ms. Urban made a motion to approve the sale of the home at auction, Mr. Planz seconded the motion, all in favor, motion carried.
- i. Deferred Liability Report: Board reviewed no additional action at this time
- j. Attorney Status Report: Board reviewed no additional action at this time
- k. Delinquencies: Board reviewed no additional action at this time
- l. Deed Restriction Violations; Board reviewed, one account that needed to be turned over to the attorney for compliance. The owner asked for an additional 60 days to comply. The board granted the request. #155657.
- m. Big Oaks Monthly Constable Report: no action at this time

At 8:12 pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be February 16th, 2016 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 8:42 pm; with Mr. Planz second and the motion passed unanimously.



---

Sonyan Stephens, Secretary