

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
TWIN OAKS VILLAGE  
July 26, 2018  
11201 Lake Woodbridge Drive  
Sugar Land Texas 77498**

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**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, Mr. Planz called the meeting to order at 6:30p.m. Board members in attendance were Brian Planz, President, Sonyan Stephens, Secretary, and Rob Tice, Director, John Falkenbury, Director. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

Mr. Falkenbury made a motion to accept the agenda, second by Ms. Stephens, all in favor, motion carried.

**HOMEOWNER FORUM**

Homeowner was in attendance to discuss the letter he received for the patio cover and the above ground pool in the backyard. The homeowner stated that the improvements weren't visible from the street, so he is not sure why he received the letters. It was explained that the patio cover wasn't within the guidelines and the above ground pool isn't allowed in the community per the governing documents. The homeowner had a concern with regards to other violations in the community and if they were been addressed. The board advised the homeowner to submit an ACC application for the patio cover without the metal roof and to remove the above ground pool.

Mr. Planz stated that he didn't think the association should be using google earth to send out violation letters, managing agent to contact the attorney and get his opinion on the association using google earth to enforce the deed restrictions.

**MINUTES REVIEW**

The June 27, 2018 minutes were reviewed with corrections. Mr. Tice made a motion to approve, Mr. Falkenbury, seconded the motion, all in favor, motion carried.

**FINANCIAL REVIEW**

The June 30, 2018 financials were reviewed in detail.

**OLD BUSINESS**

**Fence Proposals:** The Board stated that the proposals should've been to repair the fence not replace the fence, managing agent will contact the fence contractors and have them to resubmit the proposals.

**NEW BUSINESS**

**Budget Wish List:**

Mr. Planz stated that the budget would be presented at the next meeting so are there any projects that should be included in 2019 budget.

Some items the board would like to include in the budget are:

1. Redesign of the flowerbeds.
2. Installation of flags at the entrances.
3. Sprucing up the appearance of the fountains on Orchid Ridge.
4. Repainting the monument.
5. Electrical along the fence at the splash pad.
6. Plugs need to be reinstalled at the Orchid Ridge monument.
7. Lights around the pergola area.

**Christmas Decorations -**

Mr. Planz has started looking for commercial wreaths, and the ones he has found are expensive, he suggested budgeting more for Christmas decorations. Mr. Planz will continue to look online and will send out an email to the board to vote on.

**Pool Operations:** There have been several complaints on Next door with regards to the pool. There has been times where it was only one been one lifeguard when there were 30-35 people in the pool. Also the lifeguards aren't opening the pool on time. Mr. Planz suggested the board members stop by the pool occasionally to make sure everything is going smoothly. The board also discussed installing cameras at the pool; a motion was made, seconded and carried to allow the installation of cameras not to exceed the cost of \$220.00.

There was also a discussion on the pool maintenance on opening day. Mr. Tice stated that the trash cans are overflowing, drinking fountains isn't operable or clean, and bird poop in the area where the drinking fountain is located. Mr. Tice suggested meeting with the vendors prior to pool season.

**EXECUTIVE SESSION**

The Board adjourned to Executive Session at 8:56pm.

- a. Delinquencies: A motion was made, seconded and approved to authorize foreclosure on account#155334 and account#155916.
- b. The Compliance report will be emailed via excel.

At 8:57pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be August 23, 2018, at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

With no further business to come before the Board, Mr. Falkenbury moved that the meeting be properly adjourned at 8:58 pm; with Mr. Tice second and the motion passed unanimously.

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Sonyan Stephens, Secretary