

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
April 24, 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 6:32p.m. Board members in attendance were Brian Planz, President, Paula Urban, Vice President, Sonyan Stephens, Secretary, and 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 March 27, 2017 were reviewed and approved with changes. Mr. Tice made a motion to approve, Ms. Urban, seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The March 31, 2017 financials were reviewed in detail. There was a discussion regarding the budget amount for the insurance.

OLD BUSINESS

Spring Festival: Managing Agent stated that the vendors for the Spring Festival have been scheduled with the exception of the D.J.

Community Garage Sale: Mr. Tice stated that there was a lot of positive feedback from the garage sale and he thinks the community should hold it twice a year, one in the spring and one in the fall.

Sign Holders- Mr. Planz advised the board that there were (11) eleven sets of signs that need holders. P. Urban made a motion, and R. Tice seconded for Brian Planz to purchase the sign holders for an amount not to exceed \$25.00 per holder.

NEW BUSINESS

Landscape Boulders

Mrs. Armstrong stated that she would have Monarch to resend the proposal for the landscape boulders and she will email it to the Board for their review.

Electric Proposal

The board requested that the managing agent obtain proposals for the electrical at the fountains.

Process for Outstanding Fees

Mr. Tice wanted to know the process for how money is collected when someone is delinquent and they aren't at the attorney office. Mrs. Armstrong explained that the title company will request a payoff quote, and we will provide them with any outstanding fees or deed restriction on the account.

Dog Stations

The Board discussed installing (2) dog stations; one at the pool area and the other one at Bradford Park. After much discussion the Board made the decision to table the dog stations.

Column Damage Reimbursement

Mrs. Armstrong explained that the attorney had mailed a letter to the person that hit the fence and has given them to the 15th of May to make the payment.

Tagging

Ms. Stephens stated that Texas Erosion will remove the graffiti.

Fine Schedule Policy

The fine schedule was reviewed in detail. Managing agent will make sure the policy is followed as noted.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 7:48pm.

- a. The Board reviewed the delinquency report in detail.
- b. The compliance was reviewed.

At 7:51pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be May 15, 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 7:52 pm; with Ms. Stephens; seconded and the motion passed unanimously.

Sonyan Stephens, Secretary