

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE COMMUNITY ASSOCIATION, INC.**

**May 18, 2015
2200 Hwy 6
Sugar Land, Texas 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Mr. Tice called the meeting to order at 6:35 p.m. Board members in attendance were Rob Tice, President, Paula Urban, Vice President/Treasurer and Brian Planz, Secretary. Also in attendance, Ry Reid, PCAM, CMCA, AMS representing Sterling ASI.

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

Homeowners in attendance: There were no Homeowners present.

MINUTES REVIEW

The Board review the April 23, 2015 meeting minutes. Ms. Urban made a motion to approve the April 23, 2015 Meeting minutes as corrected and Mr. Planz second and the Board approved.

FINANCIAL REVIEW

The Board reviewed the April 2015 Financials.

OLD BUSINESS

The Board discussed the plant beds at the Orchid Ridge entry. The bed on the north side of Orchid Ridge is larger than the bed on the south side. Mr. Tice stated this would be discussed with the landscaper and asked that a meeting be set up, May 27th; 5pm, to go over the landscaping that is complete and landscaping that has not been completed.

The Board discussed the appearance of the fountains and Mr. Tice stated that the Board will need to budget for painting of all of the monuments for 2016.

Mr. Tice stated that the pool company did not have the pool ready for the Spring Festival. Trash and trash cans were left out, faucets not working properly, a broken table were left out and the overall cleanliness of the pool was unacceptable. Mr. Tice asked that the Owner of Aquatico be invited to the June 25th Board Meeting. The Board also discussed purchasing pool furniture and budget for this in the 2016 Budget.

Spring Festival 2015

Overall the event went very well. Next event only one sno-cone machine will need to be ordered as the line was not that long in waiting. The Board also stated that next year if the resident does not have a pool card then the resident should be allowed, for that day, to use the pool and participate in the event. Mr. Tice also stated that the requirement for an ID and pool card will need to be placed on the notice for next year.

NEW BUSINESS

Sheds

The Board discussed the height requirements for sheds but tabled until the June 25th Meeting.

Burglar Bars

The Board requested this item be removed from the ACC Application as they are not allowed in Twin Oaks.

Fine Policy

The Board discussed the fine policy for Twin Oaks Village and the Fine Certified Letter that is sent out Certified Mail and the owner is charged a \$25.00 administrative fee by Sterling. The Board needs to better explain the difference between a fine and the administrative fee. Ms. Urban stated she would create a power point presentation concerning the fining policy and present at the Annual Meeting. Ms. Urban asked for a copy of the Courtesy Letter could be sent to her for review. Ms. Urban also asked if the violation type could be moved to the subject line. Mr. Reid stated he would have to check with Mr. Villegas, Owner of Sterling, to see if this could be done.

Annual Meeting Preparation

The Board will discuss the Spring Festival and the landscaping renovation. Mr. Tice asks that Monarch provide before and after pictures to be viewed at the Annual Meeting.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 9:05pm.

The Board reviewed the Attorney Status Report, Delinquency Report and the Deed Restriction Inspection Report. No

action needed to be taken.

The Board adjourned the Executive Session at 9:15 and convened the General Business meeting as well.

The next Board Meeting will be June 25, 2015, 6:30pm 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 9:16 pm; with Mr. Planz second and the motion passed unanimously.

Secretary