

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TWIN OAKS VILLAGE
March 27, 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 6:40p.m. Board members in attendance were Brian Planz, President, Sonyan Stephens, Secretary, Rob Tice, Director and John Falkenbury, Director. Also in attendance, Bernita Armstrong, PCAM, CMCA, AMS representing Sterling ASI.

Mr. Tice made a motion to accept the agenda with additions, second by Mr. Falkenbury, all in favor, motion carried.

MINUTES REVIEW

The February 20, 2017 were reviewed and approved with changes. Mr. Tice made a motion to approve, Mr. Falkenbury, seconded the motion, all in favor, motion carried.

FINANCIAL REVIEW

The February 28, 2017 financials were reviewed in detail. There was a discussion regarding the budget amount for the insurance.

OLD BUSINESS

Maintenance Items: The Board reviewed the proposals from Property Services, McKenna Construction and Solutions Plus for the various maintenance items around the subdivision. After much discussion a motion was made and seconded to accept Property Services estimate in the amount of \$14,360.00. Managing Agent to advise Property Services to make sure the columns aren't damaged and to paint the pergola Redwood.

NEW BUSINESS

Pool Memo/Spring Fling

The Board reviewed the pool memo was reviewed in detail and the board advised the managing agent to make changes to the date and also to state "each card allows current household residents plus two guest."

The board will purchase the same order of food as last year. The Board advised the managing agent to double the cups and ice from last year for the snow cones. The Board advised the managing agent to contact Suzella the Clown for the face painting and balloon making. Managing agent will contact Trident to see if they will provide a DJ for the event.

Pet Ownership Responsibility

Mr. Tice stated that the Constable office had posted information on Next Door regarding being a responsible pet owner and he thought it was pertinent information, and wanted to post it on the community website.

Flag Poles

Rob Tice explained that a homeowner had submitted an application to install a flag pole in the front yard, and he had researched some guidelines for flag poles. Mrs. Armstrong stated that the state legislation had adopted some guidelines for flags. The Board advised the managing agent to generate a copy of the guidelines for the Board for their review.

Metal Edging

The Board reviewed the proposal from Monarch for the metal edging around the walking trail. A motion was made, seconded and approved to accept the proposal in the amount of \$1,325.76.

Mosquito Spraying

There was a discussion regarding the credit from Excaliber, and if the board wanted them to continue providing service to the community, managing agent to solicit a proposal from Cypress Creek Pest Control. Managing agent to also make sure that the company has Brian contact information on file to place the door hanger on the door.

Community Garage Sale

The community garage sale will be held on April 22nd an E-blast will go out to all of the homeowners advising them of the following “Community Wide Garage Sale from 7:00am-4:00pm. Homeowners are encouraged to hold their individual garage sales and can place signs out (2) two days in advance and must be removed by the end of Saturday.”

Highland Oaks

There was a discussion regarding the area on Highland Oaks where the tractor trailer continues to tear up the sod. The board discussed maybe installing boulders in the area, managing agent to contact Monarch for a proposal.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:11pm.

- a. The Board reviewed the delinquency report in detail.
- b. The compliance was reviewed. Mr. Tice stated that letters aren't been sent for trash cans. Managing agent will speak to the inspector in regards to making sure that she is sending letters for trash cans. There is also an inoperable van with a flat tire and no tags that haven't received a letter.

At 8:20pm the Board adjourned from Executive Session and entered into General Business.

The next Board Meeting will be April 24, 2017 at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

With no further business to come before the Board, Mr. Tice moved that the meeting be properly adjourned at 8:27 pm; with Mr. Falkenbury; seconded and the motion passed unanimously.

Sonyan Stephens, Secretary