

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

**July 31, 2014
11201 Lake Woodbridge
Sugar Land, Texas 77498**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Ms. Urban called the meeting to order at 6:42 p.m. Board members in attendance were Paula Urban, Vice President/Treasurer and Rob Tice, Secretary. Also in attendance were Brian Planz as well as Ry Reid, PCAM, CMCA, AMS and Anita Covington representing Sterling ASI.

RE-ORGANIZATION AND ELECTION OF OFFICERS

Due to the resignation of Mr. TJ Chester the Board held a reorganization meeting to elect officers. Robert Tice elected President and Paula Urban to remain Vice President/Treasurer. Robert Tice motioned that Mr. Brian Planz be elected Secretary, motion seconded by Ms. Urban.

MEETING MINUTES REVIEW

The Board reviewed the June 26, 2014 Board Minutes and Mr. Tice made a motion to add topic to Agenda under New Members and Ms. Urban made a motion to accept. Paula made a motion to accept as corrected and Mr. Tice seconded the motion and the Board approved the minutes as corrected.

FINANCIAL REPORT

The Financial report for June 2014 was reviewed.

OLD BUSINESS

Pool Gate Equipment – Board asked if hardware on gate works, both hardware and software are invalid according to security as they are outdated. Software update options are invalid as well the hardware does not support the software updates. If the money is spent for the three year warranty the company cannot guarantee it. Board stating he is okay with going with the gate system and going up on Assessments by a small amount. Sterling to get total prices together for the Board to review. Mr. Planz motioned to table the discussion until Jan 2015 and it was seconded by Ms. Urban and Mr. Tice.

NEW BUSINESS

Bradford Pear Trees – Concerns are of bacterial diseases spreading to flower beds, must be trimmed of all dead areas or they re-infect themselves. If not thriving and causing problems for other trees it could be mismanagement to lose trees and money. **Splash pad to pool area** -Not in budget maybe 2-3 yrs. Proposal of \$250 each, a possible \$600 to \$1363 each to replace, however, trees would be cut down for future clubhouse installation at some point. If trees are not moved there will be a loss of more trees. Motion made by Ms. Urban to remove and not replace, seconded by Mr. Planz. **Westmoor South** - Redbud trees are not good trees for the community. Mr. Planz motioned trees should be taken down and replaced. Mr. Tice suggested to sod over and performs a community walk through to make decisions on smaller trees. Mr. Tice motioned to remove redbud, seconded by Mr. Planz and Ms. Urban.

Amendments, Revisions, Resolutions – Board questioned where trash cans and commercial vehicles are stated in the Deed Restrictions. Mr. Reid advises it is contained in the article titled Lot Maintenance. Asks for interpretation of times to put out trash cans and where is it stated that residents cannot park commercial vehicles. A possibility is to revise the Deed Restrictions. Fining policies were discussed and must be

explained by the attorney. Discussions also about what determines a vehicle as a commercial vehicle and parking in the community in the evenings. Per Mr. Reid, the neighbors should report those violations. Some parking is restricted by state law. Board members agree to be clear about changes made to the Deed Restrictions then will send to Resolutions Attorney for write up and Board approval. Regarding trash cans: Board members ride around to see trash cans visible in the community. The times to have trash out are restricted. Trash pickup is scheduled to begin automated pickup. This information is unclear to the Board as they are not sure about the MUDS recommendations. This is to be clarified.

ACC Committee – Due to new appointment to Board it was asked if Mr. Planz would like to resign from the Committee. He states he would like to remain on the ACC Board. It was discussed that Mr. Tice should not be on ACC Committee but there should be three committee members. In addition Mr. Tice should be passing information to all involved due to his role on the Board. **ACC Applications** - Lattice on front porch, it was brought to the attention of the Board that the homeowner has a lot of items on her front porch. It is over-run by other items and is not uniform to the keeping of the community. The homeowner needs to remove the lattice structure and ladder from their front porch. Ms. Urban motions she removes the lattice and denies her application. Mr. Tice seconds and they pass that the homeowner cannot have more than five frogs in her yard. **Issues**- Aluminum Patio Covers, discussions regarding pursuing the existing patio covers as they are unapproved. Grounds discussed, however, not taking action will make others want to install them as well. Sections in question are Blossom/Forest Cross, Orchid Ridge and Village Branch. Decided it is worth pursuing because when letters are sent homeowners comply. Storage Shed, if it is not moved, association will have to get a lawyer. Letter process explained as courtesy letter, second letter, and certified fine letter. To have lawyer send a letter it is \$150.00. Ms. Urban motioned to let aluminum patio cover remain, Mr. Planz seconded and Mr. Tice agreed as well.

Landscape Maintenance – Board member does not think bringing company in to meeting for discussions is good. They are not proposing to get rid of them. The contract is up for renewal and it is decided that the Board members will walk the grounds at the pool and parks and see what is needed between now and budget meeting. This will be done early September on a Saturday morning. **Splash Pad Lock** – The swing gate was broken and a new one has been installed by B&B Locksmith. The Board paid \$500.00. Board states it should be made aware of the graffiti so members can be on the lookout for it. Perimeter Wall has a column missing and rust spots and needs to be added to budget. **Reserve Study** – Last done in 2010 per Ry Reid of Sterling. **Landscape Irrigation** – Not working and Centerpoint pulled as not safe. Fuller Electric can't find holes and it is secured to pole. **Trees/Bushes** – Should be taken care of.

Reserve Funds – The Board requested that the Bank of Nevada 3884 Account, \$188,436.11 be combined with the \$4,152.23 in the New 1st MMA6685, Mr. Planz made the motion and Ms. Urban second and the Board agreed.

The Board moved into Executive Session at 8:45 p.m.

EXECUTIVE SESSION

The Board reviewed the Attorney Status Report, the Delinquency report and the Deed Restriction Report with no action required and the monthly Constable Patrol Statistics.

The Dog Leash Ordinance was discussed and it was questioned if Constable can write tickets to homeowners whose dogs are not on a leash. Mr. Reid is to clarify this. Board states they get discouraged riding around seeing so many homes in violation. It was agreed upon that the top five community violations will be published on the community website for the homeowners to see. Board President Tice

was invited to ride with Mr. Reid on inspections and offer suggestions as it is a 1400 home community.

Board requested some missing website information from 2010 be provided and Mr. Reid is to obtain this and provide to Board.

Board requested lawsuit update and they were informed that Mr. Reid is not involved in the lawsuit. Collected monies this far was \$50,000.00 provided from the insurance, but at this point the bank is being held responsible as the money was given without authorization.

The Board adjourned from Executive Session back to the General Meeting at 9:40 pm.

The next Board Meeting will be September 25, 2014, 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 9:41 pm; Mr. Tice and Mr. Planz seconded and the motion passed unanimously.

Brian Planz, Secretary