

*NORTH EAST PINE VILLAGE HOA
DBA
Pine Village North Association*

C/o Randall Management, 6200 Savoy, Suite 420, Houston, Texas 77036

**Tuesday, April 9, 2019
Board of Directors Meeting**

The North East Pine Village HOA DBA Pine Village North Association met for the monthly Board of Directors meeting at the Clubhouse, located at 12301 Wild Pine Houston Texas 77039 at 7:00 p.m.

Board of Directors:

Tony Briscoe, President
Diane Gonzales, Vice President
Megan Latour, Treasurer
Augustine Rodriguez, ACC Chair
Renee Pullman

Absent:

Guest:

Chris Archambault

Management Company:

Randall Smith, Supervising Association Manager, RMI
Bonnie Brown, Property Manager, RMI
Christa Deluna, Assistant Manager, RMI

Courtesy Patrol Update, Harris County Sheriff:

No Sheriff was in attendance

Call to Order:

With a quorum of Board Members present, the Board Meeting was called to order at 7:47 p.m.

Approval of Agenda - A motion was made by Diane Gonzales, seconded by Augustine Rodriguez, and it was unanimously decided to accept the agenda as amended.

Approval of Prior Minutes - The minutes from the November 27, 2018 Board of Directors Meeting were reviewed and corrections were noted. A motion was made by Augustine Rodriguez, seconded by Diane Gonzales, and it was unanimously decided to adopt the minutes as amended. The minutes from March 26, 2019 Annual Re-call Meeting were reviewed and corrections were noted.

Rules of the Meeting-The rules of the meeting were reviewed. Owners were asked to hold their questions until the Open Forum section which is item XI on the agenda.

Financial Report :

January 31, 2019 Financials – Randy Smith reviewed the financials. The bank balances were reviewed. Items that were over or under budget were also reviewed and discussed. The percentages collected for the month were announced. A motion was made by Augustine Rodriguez, seconded by Megan Latour, and it was unanimously decided to accept the financials as presented.

February 28, 2019– Randy Smith reviewed the financials. The bank balances were reviewed. Items that were over or under budget were also reviewed and discussed. The percentages collected for the month were announced. A motion was made by Augustine Rodriguez, seconded by Megan Latour, and it was unanimously decided to accept the financials as presented.

March 31, 2019 Financials – Randy Smith reviewed the financials. The bank balances were reviewed. Items that were over or under budget were also reviewed and discussed. The percentages collected for the month were announced. A motion was made by Augustine Rodriguez, seconded by Megan Latour, and it was unanimously decided to accept the financials as presented.

Unfinished Business:

The Board discussed officer positions, and a motion was made by Augustine Rodriguez, seconded by Diane Gonzales and it was unanimously decided to appoint the following officers:

President- Tony Briscoe
Vice President- Diane Gonzales
Secretary- Augustine Rodriguez
Treasurer- Megan Latour
Member at Large- Renee Pullman

New Business:

Insurance - Randy Smith announced that the insurance renewal decreased by ninety-two dollars (\$92). A motion was made by Diane Gonzales, seconded by Megan Latour, and it was unanimously decided to accept the insurance renewal.

Resignation of Emma Hall – The day after the Annual Meeting, Emma Hall resigned from the Board of Directors. The Board accepted her resignation.

Open Forum:

The Open Forum portion of the Monthly Board Meeting is for the owners to ask questions, express their opinions, concerns, comments and suggestions for the property and the association. No homeowners were present for the Monthly Board Meeting of the Association.

Adjournment:

A motion was made by Megan Latour, seconded by Diane Gonzales, and it was unanimously decided to adjourn the meeting at 8:24 p.m.

*NORTH EAST PINE VILLAGE HOA
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C/o Randall Management, 6200 Savoy, Suite 420, Houston, Texas 77036

**Tuesday, July 9, 2019
Board of Directors Meeting**

The North East Pine Village HOA DBA Pine Village North Association met for the monthly Board of Directors meeting at the Clubhouse, located at 12301 Wild Pine Houston Texas 77039 at 7:00 p.m.

Board of Directors:

Megan Latour, Treasurer - By Phone
Augustine Rodriquez, Sectary and ACC Chair
Renee Pullium

Absent:

Tony Briscoe, President
Diane Gonzales, Vice President

Management Company:

Jane Godwin, Supervising Association Manager, RMI
Christa Deluna, Manager, RMI

Courtesy Patrol Update, Harris County Sheriff:

Sergeant Raymond Scholwinski and Captain Michael Koterass, in attendance.
Sgt. Scholwinski gave the monthly crime report. There were a low number of crimes during the month. There was one burglary, one burglary of a motor vehicle and one homicide. Captain Koterass gave us the information to an app called Close Watch, for Harris County. He recommended that everyone report crime through the app.

Call to Order:

With a quorum of Board Members present, the Board Meeting was called to order at 7:00 p.m.

Approval of Agenda- A motion was made by Augustine Rodriquez , seconded by Renee Pullium, and it was unanimously decided to adopt the agenda as presented.

Approval of Prior Minutes- The minutes from the April 9, 2019 Board of Directors meeting were tabled.

Rules of the Meeting -The rules of the meeting were reviewed. Owners were asked to hold their questions until the Open Forum section which item XI on the agenda.

Ratification - The Board reviewed the following ratifications:

Jones AC \$2,500;
AC cage \$350;

A motion was made by Augustine Rodriguez, seconded by Renee Pullium, and it was unanimously decided to accept the ratifications as presented.

Financial Report- Jane Godwin reviewed the April, May and June financials. The bank balances were reviewed. Items that were over or under budget were also reviewed and discussed. The percentages

collected for the month were announced. A motion was made by Augustine Rodriguez, seconded by Renee Pullium and it was unanimously decided to accept the financial reports as presented.

Unfinished Business:

Landscaping contract was reviewed and discussed. A motion was made by Renee Pullium, seconded by Augustine Rodriguez, and it was unanimously decided to cancel HLS Landscaping with a 30 day notice and hire EDF landscaping.

New Business:

ADT Security - Cameras bids were reviewed, and a motion was made by Augustine Rodriguez, seconded by Renee Pullium, and it was unanimously decided to install 6 cameras on the property.

JDog Heavy Trash - The Board discussed the heavy trash services. A motion was made by Augustine Rodriguez and seconded by Renee Pullium, and it was unanimously decided to cancel the JDog contract and will hire Junk Rockers for \$400 a load. The Junk Rocker contract will be on a 90-day probation. Randall Management was instructed to send JDog a 30-day cancellation notice.

Open Forum:

The Open Forum portion of the Monthly Board Meeting is for the owners to ask questions, express their opinions, concerns, comments and suggestions for the property and the association. The floor was opened to the owners. Karla Hudson, 12211 Wild Pine, #C requested her siding be replaced. Richard Bertran, 5715 East Hampton, #D reported stray dogs. Edmond Menard, 5715 East Hampton, #B requested his flat roof to be replaced and his beams also need to be replaced.

Adjournment:

A motion was made by Augustine Rodriguez, seconded by Renee Pullium, and it was unanimously decided to adjourn the meeting at 8:25 p.m.

*NORTH EAST PINE VILLAGE HOA
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C/o Randall Management, 6200 Savoy, Suite 420, Houston, Texas 77036

**Tuesday, August 13, 2019
Board of Directors Meeting**

The North East Pine Village HOA DBA Pine Village North Association met for the monthly Board of Directors meeting at the Clubhouse, located at 12301 Wild Pine Houston, Texas 77039 at 7:00 p.m.

Board of Directors:

Tony Briscoe, President
Augustine Rodriguez, Secretary and ACC Chair
Diane Gonzales, Vice President

Absent:

Renee Pullium
Megan Latour, Treasurer

Management Company:

Jane Godwin, Supervising Association Manager, RMI
Christa Deluna, Manager, RMI

Call to Order:

With a quorum of Board Members present, the Board Meeting was called to order at 6:21 p.m.

Approval of Agenda- A motion was made by Diane Gonzales , seconded by Augustine Rodriguez, and it was unanimously decided to adopt the agenda as presented.

Approval of Prior Minutes- The minutes from the April 9, 2019 and July 9, 2019 were reviewed by the Board of Directors. A motion was made by Augustine Rodriguez, seconded by Diane Gonzales, and it was unanimously decided to accept the minutes from the previous meetings as written.

Rules of the Meeting -The rules of the meeting were reviewed. Owners were asked to hold their questions until the Open Forum section which item XI on the agenda.

Ratification - The Board reviewed the following ratifications:

No ratifications were reported.

Financial Report- Jane Godwin reviewed the July 31,2019 financials. The bank balances were reviewed. Items that were over or under budget were also reviewed and discussed. The percentages collected for the month were announced. A motion was made by Augustine Rodriguez, seconded by Diane Gonzales, and it was unanimously decided to accept the financial reports as presented.

Unfinished Business:

Rufino Cruz - 12423 West Village #A. The owner requested reimbursement for his siding and roof repairs in the amount of \$8,250. A motion was made by Augustine Rodriguez, seconded by Diane Gonzales, and it was unanimously decided to reimburse Rufino Cruz.

New Business:

Harris County Public Health (pool) – This matter has been tabled until we get bids to fill and re-do the pool. A motion was made by Diane Gonzales, seconded by Augustine Rodriguez, and it was unanimously decided to table this matter.

Open Forum:

Owners are provided with five (5) minutes to address the Board, ask questions, or make suggestions. No owners were in attendance.

Adjournment:

A motion was made by Augustine Rodriguez, seconded by Diane Gonzales, and it was unanimously decided to adjourn the meeting at 7:02 p.m.

*NORTH EAST PINE VILLAGE HOA
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C/o Randall Management, 6200 Savoy, Suite 420, Houston, Texas 77036

**Tuesday, September 10, 2019
Board of Directors Meeting**

The North East Pine Village HOA DBA Pine Village North Association met for the monthly Board of Directors meeting at the Clubhouse, located at 12301 Wild Pine Houston Texas 77039 at 6:00 p.m.

Board of Directors:

Renee Pullium
Augustine Rodriguez, Sectary and ACC Chair
Diane Gonzales, Vice President

Absent:

Tony Briscoe, President
Megan Latour, Treasurer

Management Company:

Jane Godwin, Supervising Association Manager, RMI
Christa Deluna, Manager, RMI

Call to Order:

With a quorum of Board Members present, the Board Meeting was called to order at 6:00 p.m.

Approval of Agenda- A motion was made by Diane Gonzales, seconded by Augustine Rodriguez, and it was unanimously decided to adopt the agenda as presented.

Approval of Prior Minutes- The minutes from the August 13, 2019 were reviewed by the Board of Directors. A motion was made by Diane Gonzales, seconded by Augustine Rodriguez, and it was unanimously decided to accept the minutes from the previous meeting area presented.

Rules of the Meeting -The rules of the meeting were reviewed. Owners were asked to hold their questions until the Open Forum section which item XI on the agenda.

Ratification - The Board reviewed the following ratifications:

No ratifications were made.

Financial Report- Jane Godwin reviewed the August 31, 2019 financials. The bank balances were reviewed. Items that were over or under budget were also reviewed and discussed. The percentage collected for the month were announced. A motion was made by Augustine Rodriguez, seconded by Diane Gonzales, and it was unanimously decided to accept the financial reports as presented.

Unfinished Business:

The Board reviewed a bid from Dennis Williams & CO to demolish the pool for \$57,056.28 a motion was made by Diane Gonzales, seconded by Augustine Rodriguez, and it was unanimously decided to accept this bid on an emergency basis.

New Business:

- A. **USA Waste Solutions** - A bid for USA Waste Solutions, Valet Service was tabled so additional bids could be solicited.
- B. **Southern Shades** - A bid from Southern Shades to tint the Clubhouse window was presented for \$1,632.55. The Board approved to do only the top small windows of the clubhouse with 20% tint. A motion was made by Diane Gonzales, seconded by Augustine Rodriguez, and it was unanimously decided to partially tint the clubhouse windows.
- C. **Budget Blinds** – The Board reviewed a bid for the clubhouse aluminum blinds for \$1,866.48, a motion was made by Diane Gonzales, seconded by Renee Pullium, and it was unanimously decided to install blinds in the clubhouse.

Open Forum:

Emma Hall homeowner of 5731 East Hampton #C – Emma Hall reported potholes in her alleyway, and her roof needs to be replaced. Her address has been approved once funds are available.

Adjournment:

A motion was made by Augustine Rodriguez, seconded by Renee Pullium, and it was unanimously decided to adjourn the meeting at 6:54 p.m.

NORTH EAST PINE VILLAGE HOA
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C/o Randall Management, 6200 Savoy, Suite 420, Houston, Texas 77036

Tuesday, November 12, 2019
Board of Directors Meeting

The North East Pine Village HOA DBA Pine Village North Association met for the monthly Board of Directors meeting at the Clubhouse, located at 12301 Wild Pine Houston Texas 77039 at 7:00 p.m.

Board of Directors:

Tony Briscoe, President
Renee Pullium
Augustine Rodriguez, Sectary and ACC Chair

Absent:

Megan Latour, Treasurer
Diane Gonzales, Vice President

Management Company:

Jane Godwin, Supervising Association Manager, RMI
Christa Deluna, Manager, RMI

Call to Order:

With a quorum of Board Members present, the Board Meeting was called to order at 7:20 p.m.

Approval of Agenda- A motion was made by Renee Pullium, seconded by Augustine Rodriguez, and it was unanimously decided to adopt the agenda as presented.

Approval of Prior Minutes- The minutes from the September 10, 2019 were reviewed by the Board of Directors. A motion was made by Augustine Rodriguez, seconded by Tony Briscoe and it was unanimously decided to accept the minutes from the previous meetings.

Rules of the Meeting -The rules of the meeting were reviewed. Owners were asked to hold their questions until the Open Forum section which item XI on the agenda.

Ratification - The Board reviewed the following ratifications:

Garage Header replacement was approved for unit 12335 Unit D and 12231 Wild Pine Unit C, Kings Construction for \$1,200 each. A motion was made by Augustine Rodriguez, and seconded by Tony Briscoe, and it was unanimously decided to replace the two garage headers.

Financial Report- Jane Godwin reviewed the September 30, 2019 and October 31, 2019 financials. The bank balances were reviewed. Items that were over or under budget were also reviewed and discussed. The percentages collected for the month were announced. A motion was made by Augustine Rodriguez, seconded by Renee Pullium, and it was unanimously decided to accept the financial reports as presented.

Legal Update- No new accounts were turned over to the Association Attorney for the month. There are 4 Payment plans, 19 Active Litigation, 25 Post Judgment, and 34 Collection Prelitigation cases.

2020 Budget – The 2020 budget was presented to the Board of Directors. A motion was made by Renee Pullium, seconded by Augustine Rodriguez, and it was unanimously decided to accept the budget and set assessments at the same rate as last year at \$167.70.

Unfinished Business: USA Waste Solutions - \$22,065 (3yrs) or \$21,095 (5yrs)- Valet Service- In contract. This matter was tabled until contract ends with Best Trash.

New Business:

- A. Comcast- The Comcast contract was reviewed. The contract includes: two phone lines; fax; and internet for \$164.40. A Motion was made by Augustine Rodriguez, seconded by Renee Pullim, and it was unanimously decided to switch the service to Comcast due to the better rate.
- B. Christmas Tree and Christmas Decorations, green tree with white lights. A motion was made by Augustine Rodriguez, seconded by Renee Pullium, and it was unanimously decided to buy Christmas decorations with the petty cash.

Open Forum:

There were know homeowners present.

Adjournment:

A motion was made by Renee Pullium, seconded by Augustine Rodriguez, and it was unanimously decided to adjourn the meeting at 8:12 p.m.