

**DATE:** January 24, 2023

PLACE: 16225 Park Ten Place, Suite 260, Houston TX 77084

ATTENDING: Robert Tice, President

Jessica Kennedy, Vice President

Sylvie Elmer, Treasurer

Sonyan Stephens, Secretary arrived at 7:23 p.m.

Danny Handshoe, Director Kim Moore, C.I.A. Services, Inc.

### ABSENT:

With quorum duly established and notice properly given, President Tice called the board meeting to order at 5:57 p.m.

A MOTION PASSED to adopt the agenda as presented (Motion – Tice; 2<sup>nd</sup> – Kennedy; Unanimous)

# **HEARINGS BEFORE THE BOARD**

The hearing for T0201004 regarding violation 1495 was called to order at 5:58 p.m. and the owner was present. A receipt was presented showing the purchase date of June 2012. The hearing was adjourned at 6:05 p.m.

The hearing for T0202065 regarding violation 2278 was called to order at 6:49 p.m. and the owner was present. Owner indicated it was installed over 11 years ago. The hearing adjourned at 6:56 p.m.

#### **OPEN SESSION**

Recap Decisions Made in Executive Session - The following decisions were made during executive session;

A MOTION PASSED to uphold the ACC's previous denial regarding violation 1495 for T0201004. However, the board agrees that due to the statute of limitations, they will not pursue the violation, but when the fountain becomes in disrepair, please do not reinstall it, as it is not something that would be approved in the front yard (Motion – Elmer; 2<sup>nd</sup> – Tice; Unanimous).

A MOTION PASSED to uphold the ACC's previous denial regarding violation 2278 for T0202065. However, the owner will be asked to keep the algae cleaned and the Board will not pursue the matter, but when the fountain becomes in disrepair, please do not reinstall it, as it is not something that would be approved in the front yard (Motion – Elmer; 2<sup>nd</sup> – Tice; Unanimous).

Open Forum Discussions - None

### MINUTES, MEETINGS & DECISIONS

Ratify Decisions Between Meetings - Below are the decision made since the last Board meeting;

1. A decision was made to approve the irrigation repairs proposal from Monarch in the amount of \$1.975.03.

A MOTION PASSED to approve the above-mentioned decisions since the last Board meeting (Motion – Tice; 2<sup>nd</sup> – Kennedy; Unanimous).

Recap any Unannounced Meetings - None.

# Meeting Minutes

**A MOTION PASSED** to approve the November 22, 2022 Board meeting minutes as presented (Motion – Elmer;  $2^{nd}$  – Tice; Unanimous).

#### MANAGEMENT REPORT

Financial Reports - The preliminary financial report was presented and reviewed.

Deed Restriction Reports - were provided for Board review.

Architectural Control Reports - were provided for Board review.

# MAINTENANCE REPORT

The maintenance report was reviewed by the Board. Board reviewed the proposal from Monarch to redo the landscaping at the South Westmoor monument and a decision was made to table it until around September to get some budgeted projects done first. Manager will obtain a cost to add lighting at this monument for consideration. Manager will obtain additional bids to powder coat the 5 light poles at Branford Park. Additional bids will be obtained for the splashpad surface and features re-paint, as well as the type of paint to be used. Additional bids will be obtained for the swing painting project at two parks. The proposal to replace the climber for Clarendon Bend Park was tabled. Board would like costs on just the waste station bag dispensers without the trash receptacle. Ms. Stephens reported that she had performed a walk through with Monarch and they would like to come to the next meeting to talk about some landscape enhancements they would like to do in the community. Manager will have vendor restain fencing across from Splashpad at the corner. Manager will obtain refreshed quote for common sidewalks that CRC previously bid on.

A MOTION PASSED to approve a proposal from Monarch for irrigation repairs in the amount of \$2876.17 (Motion – Tice; 2<sup>nd</sup> – Elmer; Unanimous).

**A MOTION PASSED** to approve the filing of DR lawsuits for violation 5133, 2107 and 277 (Motion – Handshoe; 2<sup>nd</sup> – Tice; Unanimous).

A MOTION PASSED to approve the filing of AR lawsuits for T0905012, T0101042, T0101041, T1102001, T0302030 and T0101071 (Motion – Tice; 2<sup>nd</sup> – Handshoe; Unanimous).

A MOTION PASSED to uphold the ACC's previous denial for T0501004 regarding violation 6284 and suggest owner can flip the fence pickets to solve the problem (Motion – Kennedy; 2<sup>nd</sup> – Handshoe; Unanimous).

A MOTION PASSED to uphold the ACC's previous denial for T1401029 regarding violation 6220 (Motion – Handshoe; 2<sup>nd</sup> – Tice; Unanimous).

A MOTION PASSED to deny the requested waiver of DR legal fees for T0604075 regarding violations 406 and 408. Owner is welcome to a payment plan (Motion – Stephens; 2<sup>nd</sup> – Handshoe; Unanimous).

A MOTION PASSED to deny the requested waiver of DR legal fees for T0302059 regarding violation 9 (Motion – Elmer; 2<sup>nd</sup> – Handshoe; Unanimous).

# **BIG OAKS MUD**

Ms. Stephens reported the MUD is still working on the erosion project behind the school and they are looking into the request for lighting, but wanted to know if the Association is willing to contribute to the project.

# **COMMITTEES REPORTS**

ARC - No report.

Social - No report.

Yard of the Month - No report.

**UNFINISHED BUSINESS** 

### **NEW BUSINESS**

**2023** Annual Meeting – Manager will attempt to see if Barbara Jordan Elementary School will let the Association rent the school cafeteria on May 30<sup>th</sup>.

The next board of directors meeting was scheduled for February 28, 2023.

# EXECUTIVE SESSION

Legal Matters - The attorney status report was reviewed.

Collections Update - The collection update was reviewed.

DR Recommendations for Last Chance Letters - Several deed restriction violations were reviewed.

Homeowner Correspondence - The Board reviewed correspondence from several owners.

#### OPEN SESSION

The open session was called to order and a verbal recap of all executive session decisions was given and is as indicated below.

A MOTION PASSED to approve sending a last chance deed restriction letter for violations [909, 2772, 4670, 2542, 2535, 4590, 2415, 2384, 3877] (Motion – Elmer; 2<sup>nd</sup> – Handshoe; Unanimous).

A MOTION PASSED to uphold the previous denial by the ACC of a double flag for T0202043 (Motion – Tice; 2<sup>nd</sup> – Handshoe; Unanimous).

A MOTION PASSED to respond to the variance request for T0604083 regarding the storage shed in the back yard; Building is well over 8ft max. It does not meet the guidelines. Cannot exceed 8ft at the peak of the roof. This is not approvable and we ask that at some point in the future the matter is brought into compliance (Motion – Tice; 2<sup>nd</sup> – Kennedy; Unanimous).

**A MOTION PASSED** to uphold the previous denial by the ACC of a side yard patio cover as it does not meet the guidelines (Motion – Tice; 2<sup>nd</sup> – Kennedy; Unanimous).

**A MOTION PASSED** to approve a 6-month extension for T0604039 regarding violation #5992 (Motion – Tice; 2<sup>nd</sup> – Kennedy; Unanimous).

**A MOTION PASSED** to approve a 6-month extension for T1202018 regarding violation #5467 (Motion – Tice; 2<sup>nd</sup> – Kennedy; Unanimous).

A MOTION PASSED to approve a 6-month extension for T1401035 regarding violation #5147 (Motion – Tice; 2<sup>nd</sup> – Handshoe; Unanimous).

With no further business to come before the board, the open meeting adjourned at 9:30 p.m.

Prepared by:

Kim Moore

C.I.A. Services, Inc.

Approved at the 02-28-23 meeting of the Board of Directors.

Approved by:

Secretar