



**TWIN OAKS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

DATE: July 23, 2024

PLACE: 8900 Westmoor Drive, Richmond TX 77407

ATTENDING: Robert Tice, President
Carrie McDonald, Treasurer
Sylvie Elmer, Vice President
Jennifer Gonzalez, C.I.A. Services, Inc.

ABSENT: Danny Handshoe, Secretary
Adeyinka Koiki, Director

With quorum duly established and notice properly given, President Tice called the board meeting to order at 6:01 p.m.

HEARINGS BEFORE THE BOARD

The hearing for T0801039 regarding violation 4370 was called to order at 6:02 p.m. and the owner was present. Owner petitioned the board to allow the white rocks due to their claim that they are indeed harmonious with their home. The hearing was adjourned at 7:02 p.m.

OPEN SESSION

Open Forum Discussions – None.

MINUTES, MEETINGS & DECISIONS

Ratify Decisions Between Meetings – The following decisions have been made since the last meeting.

1. A decision was made to approve the proposed payment plan for T0503011.

A MOTION PASSED to approve the above made decisions since the last called Board meeting (Motion – Tice; 2nd – McDonald; Unanimous).

Recap any Unannounced Meetings – None.

Meeting Minutes

A MOTION PASSED to approve the June 25, 2024 Board meeting minutes as presented (Motion – Tice; 2nd – McDonald; 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 with the Board. The proposal from Monarch presented at the meeting will be sent via email to the Board for a decision to be made.

A MOTION PASSED to hold on work order #24442 from Monarch Landscaping for the removal of 4 trees, including stump grinding 6” below grade level until all three bids are received. The Board also requested the proposal include minor repairs to any damaged pickets (Motion – Tice; 2nd – McDonald; Unanimous).

A MOTION PASSED to hold on work order #24445 from Monarch Landscaping for the removal of 17 trees and pruning of 10 until all three bids are received (Motion – Tice; 2nd – McDonald; Unanimous).

A MOTION PASSED to hold on work order #24443 from Monarch Landscaping for the removal of 1 tree behind 7923 Crescent Village LN. The Board requested we get in contact with Grand Vista to determine if this tree is in their easement (Motion – Tice; 2nd – McDonald; Unanimous).

BIG OAKS MUD – No report.

COMMITTEES REPORTS

ARC – No report.

Social – None.

Yard of the Month – None.

UNFINISHED BUSINESS – None.

NEW BUSINESS

EXECUTIVE SESSION

Legal Matters – The attorney status report was reviewed.

Collections Update – The collection update was reviewed.

DR Recommendations for Last Chance Letters – None.

Homeowner Correspondence – The Board reviewed a couple of owner communications.

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 lawsuit authorization for accounts receivable delinquencies on account T0303010 (Motion – Elmer; 2nd – McDonald; Unanimous).

A MOTION PASSED to deny the variance request for violation 9204 and preliminarily uphold the previous denial of the home improvement request. The Board will contact the management team if the decision should be reversed (Motion – Tice; 2nd – Elmer; Unanimous).

A MOTION PASSED to deny the variance request for violation 9228 and preliminarily uphold the previous denial of the home improvement request. The Board will contact the management team if the decision should be reversed (Motion – Tice; 2nd – McDonald; Unanimous).

With no further business to come before the board, the open meeting adjourned at 7:51 p.m.



Prepared by:

Jennifer Gonzalez, Community Manager
C.I.A. Services, Inc.

Approved at the August 2024 meeting of the Board of Directors.

Approved by: _____

DocuSigned by:
Daniel Handshoe
Secretary 082256EE71A94AB...