



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

DATE: April 26, 2022

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

ATTENDING: Robert Tice, President
Sylvie Elmer, Treasurer
Sonyan Stephens, Secretary *arrived at 6:50pm*
Jessica Kennedy, Director
Lee Kent, 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 6:00 p.m.

A MOTION PASSED to adopt the agenda as presented (Motion – Elmer; 2nd – Tice; Unanimous).

OPEN SESSION

Hearings Before the Board of Directors

Hearing One: The hearing for T0802012 was called to order at 6:01 p.m. and the owner was present to discuss violation 1695. The owner was thanked for their attendance and the hearing was adjourned at 6:13 p.m.

Hearing Two: The hearing for T1401007 was called to order at 6:15 p.m. and the owner was present to discuss violation 1675. The owner was thanked for their attendance and the hearing was adjourned at 6:29 p.m.

Hearing Three: The hearing for T1402018 regarding violation 2350 was called to order at 6:29 p.m. and the owner was not present. Hearing adjourned at 6:30 p.m. The matter was not discussed further and no decision rendered.

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

A MOTION PASSED to come up with a compromise solution for the owner T0802012 regarding the driveway extension, as well as the sidewalk on the right of the home and communicate to owner in near future (Motion – Elmer; 2nd – Tice; Unanimous).

A MOTION PASSED to uphold the ACC's previous denial for T1401007 regarding violation 1675 and the owner will be notified that the Board is willing to work with the owner if additional time is needed to cure the violation (Motion – Tice; 2nd – Kent; Unanimous).

Open Forum Discussions – Discussions were held regarding owners obligation to maintain the grass between sidewalk and curb, the owner's responsibility to maintain sidewalks in front of their home, why Sterling's records were not complete with regards to ACC decisions, oak trees planted too close to homes, fencing and the need for more patrol deputies in the community.

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 insurance proposal provided by BCH for a total premium of \$23,825.00.
2. A decision was made to approve Monarch's proposal of \$3,389.89 for irrigation repairs.
3. A decision was made to approve TAE's proposal to make ready the pool at a cost of \$6,504.51.
4. A decision was made to approve a requested easement by BOMUD of about 10ft x 50ft to install a permanent connect generator for use if the power is lost in an emergency.

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

Recap any Unannounced Meetings – None.

Meeting Minutes

A MOTION PASSED to approve the March 22, 2022 Board meeting minutes as presented (Motion – Tice; 2nd – Elmer; Unanimous).

MANAGEMENT REPORT

Financial Reports – The **March** 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. Manager will have Monarch adjust the specs in the contract to bring the cost down to that of being in line with budget. The pool access cards were discussed. A pool information flyer will be mailed along with annual meeting announcement. A small flyer will be provided to the lifeguards should an owner be ineligible for entry to the pool as to who they need to contact. A bid will be sought to paint the splashpad next winter.

BIG OAKS MUD

Secretary Stephens reported that she will ask at the next MUD meeting for a discount for having to drain the pool for repairs. The mosquito contract that MUD held was also discussed.

COMMITTEES REPORTS

ARC – No report.

Social – No report.

Yard of the Month – No report.

UNFINISHED BUSINESS

Advertising Signage on Vehicles Resolution – The Board reviewed a resolution prepared by Association counsel. Board desires an education campaign on this item after filing.

A MOTION PASSED to approve the Advertising Signage on Vehicles Resolution as presented (Motion – Elmer; 2nd – Kent; Unanimous).

NEW BUSINESS

2022 Annual Meeting – Manager noted that the meeting will take place at Jordan Elementary School and the date that they could accommodate the meeting is May 31st. Board will review the meeting handout prior to that meeting.

The next board of directors meeting was scheduled for June 28, 2022. A Board workshop only will be held in May with the sole purpose of preparations for the upcoming Annual meeting.

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 regarding an ACC appeal.

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.

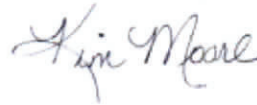
A MOTION PASSED to approve sending a last chance deed restriction letter for violations [70, 571, 557, 504, 292, 281, 408, 224, 223, 221, 201, 217, 215, 349, 350, 357, 400, 393, 121, 95, 94, 142] (Motion – Elmer; 2nd – Tice; Unanimous).

A MOTION PASSED to advise owner T0203011 that regarding violation 2291, the Board will grant you a variance and allow the storage shed to remain in place but when it becomes in disrepair, you will need to bring it into compliance with the ACC Guidelines (Motion – Elmer; 2nd – Stephens; Abstain – Tice).

A MOTION PASSED to advise owner T1401029 that regarding violation 1659 that the Board will approve a 1-year extension to correct (Motion – Tice; 2nd – Kent; Unanimous).

With no further business to come before the board, the open meeting adjourned at 10:03 p.m.

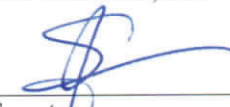
Prepared by:



Kim Moore
C.I.A. Services, Inc.

Approved at the June 28, 2022 meeting of the Board of Directors.

Approved by: _____


Secretary