

MINUTES

Board of Directors Meeting Minutes

January 5, 2016

PRESENT

Greg Schindler	President	Tim McWilliams	Area 2 Director
Stan Thurber	1st Vice President	Linda Sandhop	Area 3 Director
Ryan Pyle	3rd Vice President	Kelly Minor	Area 4 Director
Jamie DeLoatche	Treasurer	Bryan Thomas	Area 5 Director
Connie Shinaver	Area 1 Director	Ryan Aduddell	Area 6 Director

Margie Naranjo, SCS Management Services, Inc.

Cathy Jenson, SCS Management Services, Inc.

Audience approximately 30 people

ABSENT

Lawrence McKinney	2nd Vice President
Janet Hoffman	Secretary
Sandy Remson	Area 7 Director

Call to Order:

Mr. Schindler confirmed that a quorum was present and called the meeting to order at 7:08 p.m. Mr. Thomas made a motion to accept the agenda as presented. Mr. DeLoatche seconded the motion. There being no objections or revisions to the Agenda, it was affirmed as presented.

Approvals:

The Following items were presented to the Board for approval:

1. Resolution for Indemnification of the Board of Directors - Mr. Schindler explained he requesting for the Board to approve the resolution because in 2012 when the By-Laws were amended, the indemnification language approved by the Board had changed when the documents were filed. Mr. DeLoatche motioned to approve the resolution. After further discussion, Mr. Pyle seconded the motion; motioned passed with no oppositions.
2. 2016 Budget Authorization - Mr. DeLoatche presented the final 2016 Budget for approval. Mr. Pyle motioned to approve the Budget as presented. Mr. Thomas seconded the motion; motion passed with no opposition.
3. 2016 Security Contract - Mr. Thurber presented the 2016 Security with Harris County Sheriff's department with no increase. Mr. DeLoatche motioned to approve the contact as presented. Mr. Thurber informed the present Board the only change to the contract was a detail map that will need to be included. With no further discussion, Mr. Pyle motion to amend the original motion to accept the contract and updated map. The amended motion was seconded by Mr. McWilliams; motion passed with no oppositions.

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Presentation:

Per the By-Laws, Mr. Schindler presented the 2016 Goals and Plans of the President which included the mission and vision for year. The President and Board of Director Mission is to preserve “Property and enhance the quality of life” with the vision for the community is “Be the best place to live in Northwest Houston.” Mr. Schindler informed the Board of Directors of his expectations from the Board as well as the management company to be more transparent with reporting community information.

Homeowners to Address the Board:

Mr. Schindler opened the floor to those residents wishing to address the Board. The present homeowners expressed concerns regarding the following issues in the community:

1. Lights not working the monuments - Stuebner Airline
2. SCS not returning calls
3. Security concerns in the community
4. Deed Restriction Enforcement

The Board thanked the residents for bringing their concerns to the Board’s attention. The Board will address all the issues. The Board explained that they are working and will continue to work with SCS Management to enforce the restrictions and there have been improvements made over the last couple of months.

Previous Meeting Minutes:

The 2015 Board of Directors ratified the December meeting minutes by email.

Committees:

Mr. Schindler presented the following committees for approval to help increase residents involvement in their community. It was explained that every committee will have a Board Member as the chair. The liaisons will report to the Board of Directors the committee reports and requests.

1. Community Center Management – Mr. Thomas
2. Common Area Management – Mrs. Minor
3. Deed Restriction and Architectural Control - Mr. Pyle
4. Fitness – Mr. McWilliams
5. Media and Web – Mr. DeLoatche
6. Safety and Security – Mr. McKinney
7. Social and Educational - open
8. Tennis – Mrs. Remson

Mr. Thomas made a motion to approve the committees as presented and seconded by Mr. Pyle. Mr. McWilliams amended the motion to approve the committees with possibility of combining committees later to ensure committees do not overlap and to have guidelines are in place for the committees. The amended motion was second by Mr. Pyle, motion passed with no opposition.

Management Report:

Mrs. Naranjo reported that the community was 98% collected at the end of November. During the month of December 164 deed restriction letters were mailed majority of those letters were requesting residents to clean-up

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their property (mildew, tree trimming, trash cans), 14 residents on the Board referral list and 94 violation were cleared.

Mrs. Naranjo informed the Board that their Pool contract was expiring in March of 2016. The Board of Directors requested Mrs. Naranjo to obtain bids and consider additional pool companies that other subdivisions under their management have had successful performance.

Unfinished Business:

Credit Card Merchant Agreement- Mr. Deloatche informed the present Board that credit card agreement will be canceled and a square will be purchased saving the association money. There was no opposition to the request.

New Business:

February General Meeting: Mrs. Naranjo inquired if the Board would like notices to residents regarding the upcoming general meeting. The board unanimously requested Mrs. Naranjo to send out the meeting notice.

Resignation of Board Members: Mrs. Naranjo requested the Board of Directors accepted the resignation of Janet Hoffman and Lawrence McKinney.

After some discussion the Board unanimously accepted Mrs. Hoffman's resignation as secretary for the associations.

Mr. Schindler informed the Board he is communicating with Mr. Lawrence and to table accepting Mr. Lawrence's resignation. The tabled accepting Mr. Lawrence's resignation to allow Mr. Schindler continues to speak with Mr. Lawrence.

Adjournment:

There being no further general business to come before the Board, Mr. McKinney adjourned the general meeting at 8:55 PM.

Executive Session (9:00 pm -9:25 pm)

The Board reviewed the legal status report. Mr. Pyle still reviewing the deed restriction violation noted on the report and will report his findings to the management company. The Board unanimously approved, if the violations still exist, to file suit against the 11 homes on the report.

Signature: _____ Date: _____

- MEETING MINUTES END -