

MINUTES

Board of Directors Meeting Minutes

April 5, 2016

PRESENT

Greg Schindler, President
Michelle Eubank, Secretary
Stan Thurber, 1st Vice President
Jamie DeLoatche, Treasurer
Connie Shinaver, Area 1 Director

Tim McWilliams, Area 2 Director
Kelley Minor, Area 4 Director
Bryan Thomas, Area 5 Director
Ryan Aduddell, Area 6 Director
Sandy Remson, Area 7 Director

Margie Naranjo, SCS Management Services, Inc.
Sarah Wydrinski, SCS Management Services, Inc.

Audience: approximately 15 people

ABSENT

Ryan Pyle, 3rd Vice President

Call to Order:

Mr. Schindler confirmed that a quorum was present and called the meeting to order at 7:05 p.m. Mr. Schindler requested the Board to amend the agenda to include homeowner forum. Mr. DeLoatche made a motion to approve the amendment to the agenda to include homeowner forum. Mr. Aduddell seconded the motion. Motion passed with the no opposition.

Executive Session Summary (6:55 p.m. - 7:00 p.m.)

Homeowner Hearing: A Resident addressed the Board regarding a violation letter they received for their commercial vehicle. The resident explained, he has been parking the commercial vehicle on his property for over nine years and this is first time he has received a violation notice. The resident requested the Board approve a variance to allow their commercial vehicle. The Board thanked the resident for attending the meeting and informed the resident that no further letters will be sent while the Board reviews and discusses the governing documents on commercial vehicles per section.

Homeowner Correspondence: The Board reviewed a homeowner's correspondence regarding a payment plan and waiver of fees. After discussion, the Board approved the payment plan and waiving a portion of the fees upon completion of the payment plan.

The Board reviewed the Legal Status Report. No additional action was needed.

Mrs. Naranjo presented the Board Referral Report. Mr. Schindler along with Mrs. Naranjo explained the expectations of the Area Directors in reviewing and processing the report.

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Consent Agenda:

The Board of Directors ratified the email approvals of:

- March 2, 2016, Meeting Minutes
- Committee Reports/Minutes
 - Community Center
 - Common Area
 - Media and Web

Committee Reports:

Contracts: Mr. Thurber presented the following contract(s) for Board approval:

- Community Center Night Time Security Contract: Mr. Thurber presented the contracts for the night time security of the Community Center. After some discussion, Mr. Thurber motioned to approve the contract from Texas Patrol Security in the amount of \$450.00 a month. The motion was seconded by Mr. Aduddell, motion passed with no opposition.
- Electric Contracts- Tabled for additional research.

Common Areas: Mrs. Minor reported the Committee has completed the leveling around the walking trail and discussed plans to install a memorial flower bed around the playground. Mrs. Minor requested the Board approve the following vendors as the Committees' preferred vendor list:

- Santoyo Tree Service
- Noack Landscape Maintenance
- Discount Concrete
- Activate Electric

After some discussion, Mr. Aduddell motioned to approve the Common Area Committees' preferred vendor list. After additional discussion, Mr. DeLoatche amended the motion to revisit the preferred vendors list after a one year period. The amended motion was seconded by Mrs. Remson. Motion passed with no opposition.

Deed Restrictions: Mr. Pyle was not in attendance to give a report.

Health and Fitness: Mr. McWilliams reported the Committee is reviewing the fitness center's equipment for possible upgrades and replacements. The Committee should have their recommendations to the Board by next Board meeting. Mr. McWilliams announced that the Committee has scheduled the learning days at the fitness center and the dates are posted on the Community Center's front door.

Committee Reports Continue:

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Community Center: Mr. Thomas requested that the Clubhouse Coordinator have access to the Community's accounts payable lockbox as a reviewer only to ensure timely payments of the clubhouse invoices. The Board tabled the request until additional research can be done. Mr. Thomas requested that the Clubhouse Coordinator continue to have access to the homeowner accounts. The Board tabled the request until additional research can be done. Mr. McWilliams requested the Board approve an increase of the purchase price of the computer monitor from \$200 to \$329 and the operating system from \$750.00 to \$799.99 for the bio-metric system. The Board unanimously approved the requested increase for both the monitor and operating system.

Media and Web: Mr. Deloatche reported the Committee is looking into adding an expert article to the newsletter on different topics. The article is not to promote a business but help give expert guidance on a specific topic. The Media Team explained what content it would be willing to promote and what articles would be accepted in the monthly newsletter.

Safety and Security: No report was given

Social and Educational: No report was given.

Tennis: Mrs. Remson reported that the Committee is having a tri-fold brochure made for the residents to include tennis court information and the Committee is looking to host a tennis social gathering with the community's tennis pro. In addition, the Committee is looking at ways to utilize courts one and two. The current idea is to turn the courts into pickleball courts. Mrs. Remson will research and present the Committee's findings on pickleball at the upcoming meeting.

Treasurer's Report: Mr. Deloatche presented the Treasurer's report, noting the community was 88% collected as of February 29, 2016. The community is currently running in line with the projected budget. Mr. DeLoatche reported that in compliance with the Community By-Laws two CD's were opened in the amount of \$118,000.00 for a period of eighteen months.

The Board of Directors requested the Managing Agent send the full financials to the entire Board.

Management Report for February 2016:

Mrs. Naranjo reported the following:

- **Deed restrictions:** A total of 231 properties were cited during the month of March. A majority of those letters requested residents clean-up (197) their property (mildew, tree trimming, and trash cans). A total of 61 violations are on the Board referral list and 205 violations were cleared.
- **Collections:** There are 15 residents on payment plans, 2 bankruptcies and 184 notice of delinquency letters were mailed.

Unfinished Business: None

New Business: None

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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 issue(s) in the community:

1. Requesting to re-establish backdoor garbage.
2. Garden Club thanked the Board and residents for their participation in the plant sale fundraiser.
3. Mosquito Spraying of the Community
4. Security concerns in the Community

Adjournment:

There being no further general business to come before the Board, Mr. Schindler adjourned the general meeting of the Board at 9:05 p.m.

- MEETING MINUTES END -