

# MINUTES

## Board of Directors Meeting Minutes

Tuesday, May 3, 2016

### PRESENT

Greg Schindler, President  
Stan Thurber, 1st Vice President  
Ryan Pyle, 3rd Vice President  
Jamie DeLoatche, Treasurer  
Margie Naranjo, SCS Management Services, Inc.  
Sarah Wydrinski, SCS Management Services, Inc.

Connie Shinaver, Area 1 Director  
Kelley Minor, Area 4 Director  
Bryan Thomas, Area 5 Director  
Ryan Aduddell, Area 6 Director

Audience: approximately 8 people

### ABSENT

Michelle Eubank, Secretary  
Tim McWilliams, Area 2 Director  
Sandy Remson, Area 7 Director

### Executive Session Summary (7 – 7:30 p.m.)

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

Mrs. Naranjo presented the Board Referral Report. The present Board approved four violations to be placed on hold for the Board to review further, 62 violations to be sent Notice of Non-Compliance letters and two violations to be recycled to Second Letter during the next inspection of the community.

Mrs. Naranjo presented the delinquency report, noting there are 138 accounts that still owe assessments. After some discussion, the Board unanimously approved for SCS to send out final demands to all 138 accounts with balances.

### Call to Order:

Mr. Schindler confirmed that a quorum was present and called the general meeting of the HOA Board to order at 7:36 p.m.

### Consent Agenda:

The Board of Directors ratified the email approvals of:

- April 5, 2016, Meeting Minutes
- Committee Reports/Minutes
  - Community Center
  - Common Area
  - Media and Web

# MINUTES

## **Committee Reports:**

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

- **Electric Contracts:** Mr. Thurber presented the contract from Brilliant Energy, consolidating all the electric meters to one company. After some discussion, Mr. Thurber motioned to approve the contract as presented. The motion was seconded by Mr. DeLoatche. The motion passed with no opposition.
- **Pool Safety Items Proposal:** Mr. Thurber presented the Pool Safety Items Proposal in the amount of \$1450 that Houston Recreation is stating the pool needs for the 2016 pool season. After some discussion, the Board approved for the Community Center Committee to work with Houston Recreation to ensure the pool is in compliance for the 2016 pool season.

**Common Areas:** Mrs. Minor reported that the Committee is working on improving the areas around the community by replacing lights that were stolen.

**Deed Restrictions:** Mr. Pyle informed the residents that the Board and Area Directors are working with SCS to ensure residents are adhering to the deed restrictions.

**Health and Fitness:** No report was given.

**Community Center:** Mr. Thomas informed the Board that the Committee is gearing up for pool season.

**Media and Web:** Mr. DeLoatche reported that the Committee is continuing to work on better ways of communicating with the community.

**Safety and Security:** Deputy Robert Noack was in attendance, and gave both verbal and written reports.

**Social and Educational:** No report was given.

**Tennis:** No report was given.

**Treasurer's Report:** Mr. DeLoatche presented the Treasurer's report, noting that as of April 30, 2016, the Association was 93% collected on the 2016 assessments, 99% of total budgeted income collected and at 18% of total budgeted expenses.

## **Management Report for April 2016:**

Mrs. Naranjo reported the following:

- **Deed restrictions:** A total of 167 properties were cited during the month of April. A majority of those letters (146) requested that residents clean-up their property (mildew, tree trimming, and trash cans). A total of 51 violations are on the Board Referral List and 219 violations were cleared.
- **Collections:** There are 16 residents on payment plans and two bankruptcies.
- **Phone Calls:** During April, SCS received 72 calls for Deed Restrictions and 24 calls for Assessments.

# MINUTES

**Unfinished Business: None**

**New Business:**

**Composite Lots:** Mr. Schindler discussed composite lots, where residents own more than one lot, and whether these residents should pay more than one assessment. Mr. Schindler explained that there are many residents in the community who own more than one lot and pay only one assessment. However, there are two owners in the community who are currently paying two assessments for the lots they own. Mr. Schindler also explained that per Harris County Appraisal District (HCAD), one owner is taxed for one lot while the other is taxed for two lots. After some discussion, Mr. Pyle motioned for the community to mimic HCAD billing for the lots. If HCAD is billing one owner for more than one lot, then the Association should do the same. After further discussion, Mr. Aduddell seconded the motion. The motion passed with no opposition.

**Vacant Board Positions:**

**2nd Vice President Security:** Mr. Schindler introduced Karen Blackwell for the position of 2nd Vice President Security. After some discussion, the motion to approve Karen Blackwell as the 2nd Vice President Security passed with six in favor and one opposition.

**Area 3 Director:** Mr. Schindler introduced Gerome D'Anna for the position of Area 3 Director. After some discussion, the motion to approve Gerome D'Anna as the Area 3 Director passed unanimously.

**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. Security concerns in the community. Having 24-hour deputies.
2. Drainage 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 8:45 p.m.

**- MEETING MINUTES END -**