

Board Briefs

Board Meeting was held August 9, 2011. Attendees: Gloria Valigura, Keith Austin, Alvin Hodges, Hormoz Vassey, Sylvia Teague and Patricia Ortiz

Committee Reports

ACC - Nancy Nichols and Paul Behrend – No report

Pool – Maria Aaly – Pool is open and being enjoyed by homeowners

Communication Committee – Vacant

Recreation Committee – Vacant

Welcoming Committee – Lisa Behrend – One new homeowner has been contacted.

Web Page – Gloria Valigura

Open Discussion and/or Votes Taken

- Financials were discussed.
 - Appears \$1500 has not yet been credited to our Contingency Funds.
 - The board voted to send the records of three homeowners who are at least two years in arrears in their maintenance fees to legal collection.
 - The record of one homeowner who has defaulted on a payment plan has been sent a demand letter.
 - Board budget spreadsheet – Gloria to contact Steve Edgar to make final corrections to the board spreadsheet.
- **Volunteers Needed** – the board invites you to volunteer for several of our committees. This is a great way to get to know your neighbors and to provide a service to our community. If interested, please contact Patricia Ortiz.
- **ACC** – Alvin to e-mail Patricia with addresses of homeowners who have changed exterior paint color of their homes without first obtaining OK from Architectural Control Committee (ACC).
- **Deed Non-Compliance Drives** – After a lot of discussion, TCM and the board agreed that the board will no longer review TCM deed drive results as long as TCM adds the following disclaimer to each letter “If you have already taken care of this deed violation, please disregard this letter and accept our apologies. Thank you for taking care of this item.”
- **Pool area** – Keith reports that ants have been removed from a junction box. This may help the tripping of the light at the deep end of the pool. The tripping of this light continues to be monitored. Also, eight sprinkler heads were added to the park area where it was obvious that there was no sprinkler coverage.
- **Water bills** – Keith will call MUD for clarification with regard to surface water charges.
- **Surveillance camera** – Gloria to call Mikeska's to repair camera 2.
- **Pool tags process for 2012** – Gloria provided a draft for board review on a change in pool tags next year.
- **Trade show** – Friday September 9 is the date for the annual trade show for HOA's and homeowners at the Sam Houston Raceway Park. All homeowners are invited as you will have the opportunity to meet many of our HOA subcontractors as well as potential subcontracts for your individual needs.
- **CPA** – The board agreed to continue to use Barry Wunch as the CPA for our HOA.
- **Shrubs at Monuments** – board agreed to ask Earthcare in January 2012 to trim the shrubs at our entrances so that our name on the monuments is more visible.
- **Replaster of pool** – TCM is to obtain one more bid for replaster of the pool. We anticipate that this work should be performed in March/April 2012.

- **Vacuum pump for pool** – Kein has requested a quote from Hou-Rec for cost of a vacuum pump so that possibly one can be on-site.
- **Maintenance fees** - 8.75% of homeowners have not yet paid their maintenance fees; and 3.7% are on payment plan. Remember that if you don't pay your maintenance fees it places a greater burden on your neighbors.
- Patricia to follow-up on status of these open items:
 - Light pole wiring covers (will be performed by Hou-Rec before pool opens)
 - Send board comparison of services and associated costs between Prosperity and First New Bank as it is our understanding that Prosperity may begin to charge for many of their services.
 - Working out details of community service with appropriate personnel connected with the criminal mischief case at the pool.
- Patricia to obtain quotes for the following
 - To resurface the pool. Two quotes have been received.
 - Replace light pole in SW corner of pool
 - To change locks in pool area
- Patricia to:
 - Contract Jeff Messock to give us an update on State of Texas legislative changes that will affect HOA's.
 - TCM will begin to prepare and maintain a HBTM Action Item List.
 - TCM to prepare "Trespass Affidavit" and "Signage for Liability at Pool" documents for approval and posting by board in display cabinet at pool
 - TCM to provide draft 2012 budget at September meeting
- Precinct 4 Crime Statistics for RR MUD #1 were distributed via e-mail to the board.

8/19/11