

**OCTOBER 18, 2018
HARVEST BEND, the MEADOW
HOMEOWNERS' ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES – OPEN SESSION**

Pursuant to Article V, Section 2 of the By-Laws of Harvest Bend, the Meadow Homeowners' Association, Inc. the Open Session of the monthly Board of Director meeting was duly noticed and convened on Thursday, October 18, 2018, 7:00 p.m. at 11245 Harvest Bend Blvd. Houston, TX 77064.

IN ATTENDANCE

Directors Austin, Calloway, Hodges, and Valigura were in attendance. Director Teague was absent.

OTHERS IN ATTENDANCE

Association & Community Management Professionals, Inc. (Management) representative, Ransom Daly, was also in attendance.

APPROVAL OF THE MINUTES

The Board reviewed the August 16, 2018 Regular Board Meeting Minutes.

Resolved, the Board approved the August 16, 2018 minutes as presented.

ITEMS APPROVED VIA UNANIMOUS CONSENT OR CONFERENCE CALL SINCE THE LAST MEETING

None

BUSINESS CONDUCTED DURING THE LAST EXECUTIVE SESSION

None.

The Board requested Management see if any of the Association's they manage can use 250 and 400 metal halide lights. Management will check.

MANAGEMENT REVIEW

Management placed ads in the Houston Chronicle and the Greensheet for the yard sale.

Management explained that the Association has expended \$7,356.87 in capital reserve funding this year. Director Austin authorized moving \$8,000.00 from the Capital Reserve money market to the operating fund. Management stated that their CPA was reviewing the financials and noted that over \$20,000.00 was spent on Capital items in 2017 without funds being transferred from the Capital Reserve account to the operating account and had the funds transferred the Association would have the funding to go through the end of 2018.

Resolved, the Board approved the transfer.

Management provided a proposed budget for 2019. The Board reviewed the 2019 budget.

Resolved, the Board approved the 2019 budget which is the same as the 2018 budget with the assessment set at \$460.00.

MONTHLY FINANCIALS

The Board reviewed the September 2018 financials.

Resolved, the Board approved the September 2018 financials.

ACCOUNT 0364

The Board discussed the improperly stored materials at the property.

Resolved, the Board directed Management to send a ten (10) day contractor letter and then have the Constable meet the contractor at the property and either remove the items from the property or preferably move them to the back yard out of view from the street.

ACCOUNT 0359

The Board discussed the basketball goal being constructed at this property. Director Hodges will review the ACC guidelines for basketball goals and inform Management of action to be taken.

ACCOUNT 0261

The Board reviewed a request for a payment plan. The payment plan is \$150.00 down and \$100.00 a month on the 15th of each month beginning November 15, 2018.

Resolved, the Board approved the payment plan, but the 2019 assessment must be paid in full and on time.

FORCE MOW INVOICE CHARGE

Management submitted a proposal to increase the force mowing invoice charge from \$5.00 to \$10.00

Resolved, The Board approved increasing the mowing invoice charge to \$10.00.

LANDSCAPING

Resolved, The Board approved Earth Works Landscaping to trim all shrubs.

OPEN FORUM

No homeowners were present.

NEXT MEETING

The next open session of the Board of Directors monthly meeting was set for November 15, 2018.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Judy Calloway, Secretary
Harvest Bend, the Meadow HOA. Inc.

DATE