

Board Meeting Minutes

November 6, 2018

The meeting was called to order by Nathan Sanders at 7:10. All members were present. The minutes of the July Board meeting were read and approved.

Katrina gave the Treasurer's report. Current Bank balance is 56,011.96. The fraudulent check issue has not been resolved, continues to be followed up. 53 assessments were mailed out in October, 9 late payments have been received. Motion was made and approved to accept Treasurer's report.

Marc's report for the ACC: The account with San Bernard identifies the HOA as having 10 street lights which are identified with pole numbers. It appears there is one for each street. It was suggested to check the light at Canyon Ranch Circle and Canyon Ranch Road – reports are it isn't working, and residents are concerned about children at the bus stop waiting in the dark in the mornings. Marc will investigate this. Centerpoint Energy states that White Oak canceled responsibility for 2 streetlights in Section 2 and one in Section 3. The two in Section 2 are located on Bandera Trail and Ranch Crest Drive. The board is still looking into the speeding situation throughout the subdivision. The suggestion of speedbumps being installed was one suggestion.

Van had nothing to report for Hospitality – no new residents in this past month.

Martha reported that Reggie King gave her a list of violations – most were trash can violations, two trailers and one boat violation. Marc suggested putting a reminder/notice in the next newsletter regarding the trailers and boats. A letter should be mailed to residents with trash can violations.

Jim reported on the progress of the website. Discussion followed as to how public to make the site – suggests password protect for residents to use. Also, we talked about items to include: Calendar of events, Treasurer's Report, Minutes, a payment system – not to use PayPal. Van and Marc made/seconded motions for Jim to go with making these items available on the website.

Ron presented the Park report. He presented bids from JK Graphics for the purchase and installation of two signs for the Park. Signage will be 18 x 24 one sided color panel at a cost of \$25 each with an installation fee of \$200. The first will designate the park hours and the second will designate no motor vehicles permitted beyond the parking area at the entrance. The board approved both signs -motion made by Martha, with a second from Jim.

There has been some vandalism at the park – one picnic table was moved to the basketball area and will need to be returned to the pavilion; lights in the pavilion need to be rehung as they are only hanging by chain on one side. Nathan will investigate getting a price to make these repairs and have the table anchored in place again.

Nathan has been in touch with the Office Manager, Mrs. Ruth King, for White Oak Developers. He has asked her to see what needs to be done to have the ownership of the park deeded solely to Section 2 HOA. The park appears to be in the section 3 Plat, they have no interest in ownership of the Park, and the Section 2 Board would like our HOA to take ownership of same. White Oak would like to turn it over, it seems to be a matter of getting Bill Dark or Jerry Haley to sign off on this. We would possibly need a survey before getting the deed. The Board approved to expense an amount of up to \$5000 for this. Once Section 2 secures ownership the HOA could go ahead with repairs to the parking area. We discussed finding out if the county is responsible for the culvert repairs, and what we would need in the way of a permit. Ron presented a bid from Styers Construction of Hempstead for repairing

the parking area with crushed concrete, the total bid amount is \$4,740 (12 yd loads of crushed concrete \$2040; labor & equipment to spread \$1100; and to replace driveway culvert with the same as existing culvert \$1600. We would be responsible for marking of the utilities and permits.

Marilyn & Katrina have been in touch with Holt & Young PC; Attorneys at Law. We have received a letter from them outlining their services and fees to HOAs. There is no retainer fee charged by them, we would be billed for services as we use them. The Board discussed their legal services with structured fees; our dissatisfaction with the current HOA Attorney, Brian Fowler, and it was voted to terminate all services with Mr. Fowler, and develop a relationship with Holt & Young going forward.

The meeting was adjourned at 8:50.

Submitted by Marilyn Leffler, Secretary