

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
March 11, 2007

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Linda Pancharez – Association Manager
Regina Blue – Trustee
Ron Ricaldi – Trustee
Charles McMurray - Guest

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Nancy Kozanecki at 4:10 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

MUD meeting, Tuesday, March 27th at 6:00 pm at Library.
ARC meeting, Monday, April 2nd at 7:00 pm at John's.
DD#4 and City Meeting, Monday, April 9th 5:30 pm at City Engineering Offices
2007 Beyond Committee meeting, Tuesday, April 10th 8:30 pm at Sonya Clauson's.
Trustee meeting, Sunday, April 15th at 4:00 pm at Nancy's.

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 02/17/07.

Minutes were approved with no correction

Minutes from Community Meeting on 02/17/07.

Minutes were approved with no correction.

TREASURER'S REPORT

Financials

A request was made to Linda to correct the January and February Financials as indicated.

MANAGERS REPORT

2007 Assessments

The second late notice has been sent out.

Easement Damage by Ditch 6, 9 to Pine Forest

The contractor will do the work as soon as the easements dry out.

OLD BUSINESS

Status of Goals

Complete

- Upgrade Pine Valley Fountain to "Pondless"
- Upgraded Website
- Established Constant Contact for E-Mail Distribution

In-Progress

- Improve Landscaping on Subdivision Islands – Pinehurst/Pine Forest
 - Landscaper has been chosen, work to commence week of March 19th weather permitting
 - A request was made to Nancy to draft a letter to the surrounding residents asking for their help in watering the island. In return, the homeowner(s) would be invited to the volunteer dinner.
- Oversee Installation of Stop Light at Intersection of 518 and Pine Hollow Main Entrance
 - Under construction
- Develop and Implement Plan to Address Flooding in Subdivision
 - Expect draft engineering report soon

- Deeding of Detention Ponds to DD#4
 - Researching alternatives
- Financial Audit
 - A motion was made by Nancy and seconded by Regina to accept the contract by Judy Lynn Scott for the financial audit
 - The motion was approved unanimously
- Landscape Reiser Court Easement
 - Date for installation still needs to be determined
- Replace Entrance Sign on Pine Hollow Drive
 - Contract has been signed
 - Waiting on permit from City of Pearland

No Progress

Canopy for Park Equipment - *Stretch*

Hike and Bike Proposal for City of Pearland

Council has voted to include hike and bike trails in the upcoming bond election

Entrance Sign for Pine Hollow Drive

A meeting was held at First Impression Signs. The construction process was discussed and selections for the sign were completed.

Waiting on permit approval from the City of Pearland.

NEW BUSINESS

Tax Exempt Status for the HOA

The Board discussed the pro's and con's of pursuing a tax exempt status for the HOA.

A motion was made by Nancy and seconded by Ron to pursue the tax exempt status for the HOA.

The motion was approved unanimously.

A motion was made by Nancy and seconded by Ron to use Judy Lynn Scott for a cost not to exceed \$800 to prepare the necessary documentation for the tax exempt status for the HOA

The motion was approved unanimously.

Guidelines Document

A motion was made by Ron and seconded by Regina to approve all proposed changes to the Guidelines document as submitted by the ARC.

The motion was approved unanimously.

A request was made to Nancy to prepare the guidelines document for posting and mail out.

Detention Area Discussion

Charles McMurray discussed various aspects on how his subdivision address the deeding of detention ponds to the drainage district.

Detention Pond Maintenance Bid

The Board considered the bid from Champions Hydro Lawn concerning the 2007 and 2008 pricing. The Board made changes to the required deliverables.

The Board also decided to seed and fertilize at least once next year. MUD18 is discussing to eliminate this service and requesting that the HOA's pick up the cost. This will increase the 2008 quote by approximately \$7000.

A request was made to Nancy to update the bid and resubmit to Champions.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 5:30 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees