

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
April 15, 2007

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Linda Pancharez – Association Manager
Regina Blue – Trustee
Ron Ricaldi – Trustee

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, April 24th at 6:00 pm at Library.
ARC meeting, Monday, May 7th at 7:00 pm at John's.
Goals and Aesthetics Committee meeting, Tuesday, May 8th 8:30 pm at Sonya Clauson's.
DD#4 and City Meeting, Monday, May 14th 5:30 pm at City Engineering Offices
Trustee meeting, Wednesday, May 16th at 7:00 pm at Nancy's.
Quarterly Meeting, Wednesday, May 23rd at 7:00 pm at Library.

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 03/11/07.

Minutes were approved with no correction

Minutes from Community Meeting on 03/11/07.

Minutes were approved with no correction.

TREASURER'S REPORT

Financials

The corrected financials for January and February have been received.

The HOA is within budget so far this year. A better perspective will be given over the next couple of months once some of the larger expense are accounted for.

MANAGERS REPORT

2007 Assessments

Approximately 10% of the subdivision has not paid their 2007 assessments. The last certified letter has been sent out. The next step will be to go to the attorney if the assessments are not paid.

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 April 16th weather permitting
- 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
 - Draft review has been completed, waiting on final report

- Deeding of Detention Ponds to DD#4
 - City of Pearland has responded to the HOA resolution. The City is seriously considering taking over all detention ponds in Pearland.
- Financial Audit
 - The accountant will begin work on this soon.
- 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. Held up due to an ordinance problem. The modified ordinance should be submitted for Council approval in May
- Tax Exempt Organization
 - The reasons for the HOA to become a tax exempt organization are:
 - To partner with governmental entities to build amenities within Pine Hollow for the entire Pearland Community
 - The HOA does not have amenities, such as buildings or pools, which are restricted to the membership only.
 - To allow the HOA to qualify for matching grants or funds from various entities.

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

Detention Pond Maintenance Bid

A motion was made via e-mail by Nancy and approved unanimously by Ron and Regina to accept the 2007 and 2008 bid by Champions.

Easement Issues

Nancy is willing to lead a team to address two easement issues that are on the list. The first one is to clean up the debris from construction. The second one is to address the standing water problem behind 3701 and 3703 Pine Branch Drive

A motion was made by Nancy and seconded by Regina to address these two easement issues with a cost not to exceed \$200

The motion was approved unanimously.

NEW BUSINESS

Newsletter Advertising

Several requests have been made about advertising for free in the newsletter for various activities such as girl scouts, boy scouts, swim team and etc. for free.

The Board is supportive of this but needs to define some boundaries for this.

A request was made to Nancy to contact Charles about this issue to determine if the HOA can restrict the free advertising in the newsletter to organizations that are tax exempt and are not a political, fraternal nor religious organization.

Sign Behind Dorsey's

A request was made by Kristen Dorsey to move the sign that is in the easement for the HOA since the children like to play back there. An accident has happened in the past where a child accidentally ran into the sign. The Dorsey's are willing to post the sign on their fence.

A motion was made by Nancy and seconded by Ron to allow the Dorsey's to move the sign to their fence and remove the pole if necessary.

The motion was approved unanimously.

Kid's Party and Special Events

The Easter party attendance was very low due to the change in date and the weather. A concern was expressed due to the lack of volunteers not only for the date which the party was actually held but also for the original date.

The Kid's Committee has decided that if adults are not willing to volunteer for these parties in advance, there will be no bouncers. The bouncers need adult supervision.

The attendance for the children's parties has been falling off over recent years. A proposal was made to monitor the rest of the Kid's parties and special events for 2007 and 2008. If attendance or volunteerism does not improve, the Board will discuss canceling these activities due to lack of interest.

Emergency Reserve

Currently the HOA does not have a designated Emergency Reserve for the subdivision. It is currently commingled with the other reserves available to the HOA.

By separating this reserve, the funds in the other reserves can go to zero without impacting the ability of the HOA to provide services in extreme circumstances.

In order to have a better fiscal responsibility a motion was made by Nancy and seconded by Ron to establish a separate Emergency Reserve.

The motion was approved unanimously.

A request was made to Nancy to draft language for an Emergency Reserve policy.

Special Assessments

A discussion concerning implementing special assessments for improvements to the subdivision for projects under consideration by the Goals and Aesthetics committee occurred.

The Board is not in favor of any special assessments except in extreme situations. The projects under consideration by the Goals and Aesthetics committee do not meet the definition of extreme situation by the Board.

Fountains

A request was made to Linda to contact EDS to change the timers on the fountains to 8 am to 8 pm.

Legislative Session

HB 1630, if passed, will affect the operation of HOA and all sub-committees by subjecting these entities to the Open Meetings Act and the Open Records Act. The HOA has drafted a letter in opposition to this HB and has offered alternatives.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 5:25 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees