

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
August 19, 2007

ATTENDEES

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

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Nancy Kozanecki at 4:00 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

DD#4 and City Meeting, Monday, August 20th 5:30 pm at City Engineering Offices
Goals and Aesthetics Committee meeting, Tuesday, August 21st 8:30 pm at Sonya Clauson's.
MUD meeting, Tuesday, August 28th at 6:00 pm at Library
ARC meeting, Monday, September 3rd at 7:00 pm at John's.
DD#4 and City Meeting, Monday, September 10th 5:30 pm at City Engineering Offices
Goals and Aesthetics Committee meeting, Tuesday, September 11th 8:30 pm at Sonya Clauson's.
Trustee meeting, Sunday, September 16th at 4:00 pm at Nancy's.

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 07/08/07.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 07/08/07.

Minutes were approved with no correction.

TREASURER'S REPORT

Financials

Financial report was in order.

The audit and the tax exempt status is still in progress at this time.

MANAGERS REPORT

No report.

OLD BUSINESS

Status of Goals

Complete

- Replace Entrance Sign on Pine Hollow Drive
 - Demolition has been completed
- Deeding of Detention Ponds To Or Passing Maintenance Responsibilities to a Governmental Agency
 - City will be addressing accepting maintenance responsibilities on the August 20th agenda.
- Estate Entrance
 - The electrical has been moved out of the right of way. Waiting for Centerpoint to re-establish electrical in the area.

In-Progress

- Develop and Implement Plan to Address Flooding in Subdivision
 - Draft review has been completed, waiting on final report
 - Construction drawings are now in progress and are 40% complete. Expect construction in April, 2008
- Deeding of Detention Ponds To Or Passing Maintenance Responsibilities to a Governmental Agency
 - DD#4 and Lentz Engineering looking at decommissioning the PHE2 detention pond and widening the bypass instead.

- City of Pearland to address decommissioning detention pond #9 with the Mary's Creek Detention Facility project
- Financial Audit
 - In progress
- Tax Exempt Organization
 - In Progress
- Fence at Park – *Stretch*
 - City of Pearland has put the fence into the Parks budget. Budget still needs to be approved by Council.
- Canopy for Park Equipment – *Stretch* – No funding
 - Still waiting on response from the City of Pearland

Hike and Bike Proposal for City of Pearland

No update

Mowing/Landscaping Contract

Several landscaping bids were received. Questions concerning the bids were generated. Linda to contact the contractors for clarification concerning each of their bids around the mowing of the fence line along Mary's Creek Bypass, chemical usage, irrigation, and references which meets the requirements specified in the bid.

NEW BUSINESS

2008 Assessment Rate

A preliminary estimate of the 2008 Assessment Rate is to raise the rate to \$315 due to increases in mowing and attorney fees.

Although a mowing contractor has not been selected, all bids are more that 10% higher than the 2007 rate.

Attorney fees are increasing due to the amount of deed enforcement cases being turned over. So far, the amount of money spent exceeds \$11,000 for 2007 with the expectation that this could easily exceed \$15,000 by the end of the year.

Electrical Rates

A request was made to Nancy to investigate other electrical providers for a better rate.

First Aid Kit

A request was made to Nancy to go through the PHHA first aid kit and replace items that have been used or expired.

Standing Water along Ditch #3

A discussion occurred concerning what could be done to address the situation. The Board decided to table this issue until the drainage construction is completed in the area.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 5:00 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees