

Pine Hollow Homeowners Association  
Board of Trustees Regular Meeting  
October 14, 2007

**ATTENDEES**

Nancy Kozanecki – Recording Secretary / Trustee  
Linda Pancharez – Association Manager  
Ron Ricaldi – Trustee  
Charles Jordan – PHHA Attorney  
Margaret Maddox – PHHA Attorney

**CALL TO ORDER**

The meeting of the Board of Trustees was called to order by Nancy Kozanecki at 4:15 pm. A quorum was present so that business could be conducted.

**TRUSTEE REPORTS**

Newsletter Mailout, week of October 15<sup>th</sup>.  
MUD meeting, Tuesday, October 23<sup>th</sup> at 6:00 pm at Library  
Quarterly Meeting, Wednesday, October 24<sup>th</sup> 7:00 pm at Library  
Fall Picnic, Sunday, October 28<sup>th</sup> 2:00 pm at Pine Hollow Park.  
ARC meeting, Monday, November 5<sup>th</sup> at 7:00 pm at John's.  
Trustee meeting, Sunday, November 11<sup>th</sup> at 4:00 pm at Nancy's.  
DD#4 and City Meeting, Monday, November 12<sup>th</sup> 5:30 pm at City Engineering Offices  
Goals and Aesthetics Committee meeting, Tuesday, November 13<sup>th</sup> 8:30 pm at Sonya Clauson's.

**SECRETARY'S REPORT**

*Approval of Minutes*

Minutes from Regular Board Meeting on 09/16/07.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 09/16/07.

Minutes were approved with no correction.

**TREASURER'S REPORT**

*Financials*

A significant over-run in the budget, \$7K, is occurring for legal fees. This is associated with the increase in deed violation and foreclosures

*Tax Exempt Status*

Documents have been submitted to the IRS, waiting on approval.

**MANAGERS REPORT**

*Pine Hurst Easement*

Working on obtaining bid from 3 different companies in order to repair this easement since the homeowner has not returned the easement to its original condition before the pool installation. The homeowner will be responsible for the repairs.

**OLD BUSINESS**

*Status of Goals*

*Complete*

- Replace Entrance Sign on Pine Hollow Drive
  - Complete
- Develop and Implement Plan to Address Flooding in Subdivision
  - 90% drawing are now available as well as the Final Report
  - City of Pearland has reviewed the plans with comments. No comments from the pipeline companies have been received.
- Financial Audit
  - No update.

*In-Progress*

- Deeding of Detention Ponds To Or Passing Maintenance Responsibilities to a Governmental Agency
  - Charter has been sent to the City Council for consideration.
- Tax Exempt Organization
  - Documents have been sent to the IRS for approval.
- Fence at Park – *Stretch*
  - The City has approved \$3500 towards this project.
  - Still waiting on 2 pipeline companies to give permission to the City so that the fence can be erected.
  - MUD 18 has offered to help pay for the fence at the park.
- Canopy for Park Equipment – *Stretch* – No funding
  - Still waiting on response from the City of Pearland

*Hike and Bike Proposal for City of Pearland*

This is still being considered as part of the 2008 – 2009 budget for the City of Pearland

*Mowing/Landscaping Contract*

No decision has been reached. Met with the low bid contractor to discuss bid and details. A request was made to Nancy to schedule a meeting with all Board members to discuss.

*Keep Pearland Beautiful Grant*

Pine Hollow HOA was awarded \$1000 for the Pine Forest Place landscaping project by Keep Pearland Beautiful.

*Detention Pond Mowing Ditches 3 – 6*

MUD 18 has decided to pay for the areas that fall within the MUD district boundaries.

*Fall Picnic*

The Fall Picnic will be held on Sunday, October 28<sup>th</sup> from 2:00 – 5:00.

*Electrical Contract*

The PHHA new rate will be 10.7 cents per kilowatt. This bundles all monthly charges, fuel factors and etc except for taxes. The average cost the HOA is currently paying is 18 - 30 cents pending on the meter. This rate will be effective for two years subject to increases by legislation.

*Detention Pond Mowing Contract*

A motion was made by Nancy and seconded by Ron to approve the Champions Detention Pond mowing contract not to exceed \$11,000. The motion was approved unanimously.

**NEW BUSINESS**

*Reduction in Membership Meetings*

Due to the lack of interest in quarterly meetings, a proposal was made to change the structure to bi-annual meetings instead of three meetings per year.

A motion was made by Nancy and seconded by Ron to reduce the number of membership meeting from three to two, one being the required annual meeting in January and the second meeting being held in October.

The motion was approved unanimously.

*Reduction in Annual Newsletters*

Due to the lack of participation by the membership in assisting with articles and creating the newsletter, a proposal to reduce the number of newsletters created each year from four (4) to three (3) was considered.

Much of the information that is published in the newsletter is already on the website or is communicated via constant contact.

A motion was made by Nancy and seconded by Ron to reduce the official number of newsletters produced by the HOA from four (4) to three (3) per year.  
The motion was approved unanimously.

*Non-Compliance for DCR's*

A request was made to Linda to summarize the number of DCR violations reported in 2007 and the number cleared.

*Pine Hollow in City of Pearland Capital Improvement Plan*

Resolution R2007-155 was passed by the City Council. This resolution includes the Pine Hollow drainage improvements that the City is responsible for.

*Landscaping Around New Sign*

A request was made to Linda to get an estimate to put simple, low landscaping (like monkey grass) around the new sign to cover the base.

**EXECUTIVE SESSION**

An executive session was held during this meeting.

**ADJOURN**

The meeting was adjourned at 5:45 pm.

Approved:

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Nancy Kozanecki, Recording Secretary & Trustee

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Member, Board of Trustees