

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
December 9, 2007

ATTENDEES

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

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Regina Blue at 4:05 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

DD#4 and City Meeting, Monday, December 10th 5:30 pm at City Engineering Offices
Goals and Aesthetics Committee meeting, Tuesday, December 11th 8:30 pm at Sonya Clauson's.
Newsletter Mailout, week of December 17th.
MUD meeting, Tuesday, December 18th at 6:00 pm at Library
Goals and Aesthetics Committee meeting, Tuesday, January 8th 8:30 pm at Sonya Clauson's.
Trustee meeting, Sunday, January 13th at 4:00 pm at Nancy's.
DD#4 and City Meeting, Monday, January 14th 5:30 pm at City Engineering Offices
Annual Meeting, Wednesday, January 23rd 7:00 pm at Library

SECRETARY'S REPORT

Approval of Minutes

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

Minutes were approved with no correction

Minutes from Executive Board Meeting on 11/11/07.

Minutes were approved with no correction.

TREASURER'S REPORT

Financials

No comments on the financial report.

A motion was made by Regina and seconded by Nancy to approve the 2008 Pine Hollow Budget.

The motion was approved unanimously.

MANAGERS REPORT

Pine Valley Fountain

The new pump should be installed next week.

OLD BUSINESS

Status of Goals

Complete

- Financial Audit
 - Final version of report will be presented to the board at the next meeting for signature.
- Advertising of Homes For Sale and For Lease on Web-Site

In-Progress

- Deeding of Detention Ponds To Or Passing Maintenance Responsibilities to a Governmental Agency
 - A meeting will be set up with DD#4 after the 1st of the year to discuss this again.
- Tax Exempt Organization
 - Documents have been sent to the IRS for approval.
- Fence at Park
 - The remaining funding for the park has been approved by the Pine Hollow Board.
 - This will be a joint project between the City of Pearland and Pine Hollow.

90% Construction Drawing Approval

The Board members requested an additional month to review the construction drawings and report for the drainage project.

Acceptance of Reserves from West Development

West Development requested that the HOA pays for the 2007 taxes. However, no response has been received when asked how much the taxes were going to be.

For Sale/For Lease Advertising on Website

A motion was made by Regina and seconded by Nancy to approve the Advertising Homes For Sale and For Lease on Website Policy

The motion was approved unanimously.

A request was made to Linda to have the Advertising Homes For Sale and For Lease on Website Policy filed in the County Records.

Pine Hurst Easement

Three bids have been received to repair the Pine Hurst Easement.

A motion was made by Nancy and seconded by Regina to accept the Komp bid.

The motion was approved unanimously.

2008 Goals

A motion was made by Regina and seconded by Nancy to approve the 2008 Goals.

The motion was approved unanimously.

Carry Over Goals

Execute Plan to Address Flooding Problems in Subdivision with Local Governmental Agencies
Deeding of Detention Ponds or Detention Pond Maintenance to Governmental Agency – Or Other
Options

Decommission Detention Pond #9

HOA Tax Exempt Status

New Goals

Improve Landscaping on Subdivision Islands - Pine Forest and Pine Valley

Financial Audit

ARC Guidelines Review

Substantial Tree Trimming – Entrances & back of Pine Chase Drive

Address Estate Entrance - After Construction

Hike and Bike Trails – Joint Project with City of Pearland

Oversee Fence Installation at Park

Notary Services – Free to Pine Hollow HOA Members

Research Mowing Alternatives

Stretch Goals

Improve Landscaping on Pine Hollow Dr Entrance Around New Sign

Improve Landscaping on Subdivision Islands - Pine Knot

Modify Landscaping on Pine Valley Island

Improve Landscaping on Subdivision Islands - Pine Tree Court

NEW BUSINESS

Decorations for Entrances

A request was made to Nancy to shop after the Christmas Holidays to select additional Christmas decorations for the subdivision

Volunteer Dinner

The date for the volunteer dinner has been set for February 9th.

A request was made to Nancy to begin preparations for the dinner.

Subdivision Signage

Several signs are missing throughout the neighborhood.
A request was made to Nancy to perform a sign survey.

Christmas Light Judging

Officer Vance will be conducting the Christmas Light judging on the weekend on December 14th.

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