

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
January 13, 2008

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Linda Pancharez – Association Manager
Ron Ricaldi – Trustee
John Murphy – Komp Horticulture

CALL TO ORDER

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

TRUSTEE REPORTS

DD#4 and City Meeting, Monday, January 14th 5:30 pm at City Engineering Offices
DD#4 Meeting, Tuesday, January 22nd 3:00 pm at DD#4 Offices
MUD meeting, Tuesday, January 22nd at 6:00 pm at Library
Annual Meeting, Wednesday, January 23rd 7:00 pm at Library
Trustee meeting, Saturday, February 9th at 5:00 pm at Chabuca's.
Volunteer Dinner, Saturday, February 9th at 6:30 pm at Chabuca's.
Goals and Aesthetics Committee meeting, Tuesday, February 12th 8:30 pm at Sonya Clauson's.
DD#4 and City Meeting, Monday, February 11th 5:30 pm at City Engineering Offices

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 12/09/07.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 12/09/07.

Minutes were approved with no correction.

Minutes from Regular Board Meeting on 12/17/07.

Minutes were approved with no correction

TREASURER'S REPORT

Financials

A motion was made by Ron and seconded by Nancy to move the \$670.11 2007 Expense Overage into account 52000.

The motion was approve unanimously.

The new electrical rate is now in effect. This is a substantial difference in the prior rate that the HOA was being charged for electricity.

MANAGERS REPORT

Pine Valley Fountain

This has been repaired.

OLD BUSINESS

Status of Goals

Complete

Notary Services – Free to PHHA Member

- This service is now available to all PHHA members. Members should contact Nancy Kozanecki to make arrangements for notary services.

In-Progress

- Deeding of Detention Ponds To Or Passing Maintenance Responsibilities to a Governmental Agency
 - A meeting will be set up with DD#4 has been set up for Tuesday, January 22nd.
- Tax Exempt Organization

- Documents have been sent to the IRS for approval.
- Fence at Park
 - The City will be drafting an agreement for this project.

Acceptance of Reserves from West Development

No information has been provided by West Development to date.

Pine Hurst Easement

A request was made to Linda to have Komp provide a proposal to repair the entire Pine Hurst easement since more damage has been done to this easement (another pool installation) since the last meeting.

ARC Membership

A motion was made by Ron and seconded by Nancy to establish the following people as the ARC Board: John Kanewske, Roberto Casas, Susan Callaway, Karen McGhee and Rick Eckelkamp.

The motion was approved unanimously.

Drainage Improvements

The draft Development Agreement between the City of Pearland and the HOA for the drainage improvement project was reviewed.

A request was made to add a section about personal liability of HOA Board members, replicating what is there for public officials.

A request was made to strike the last sentence on Article IV section g.

A request was made to Nancy to forward the draft to the attorney after correction for final review.

NEW BUSINESS

Wildflower Reserves

The City of Pearland is working on updating the ordinance to allow wildflower reserves within the City.

The current City Ordinance would require that all areas be mowed if the height exceeded 12 inches.

This will not work for wildflowers

A motion was made by Nancy and seconded by Ron to allocate \$1,000 from contingencies (86100) for this project.

The motion was approved unanimously.

Land Easement by Pine Valley

The Board has been contacted by the owner of the new strip mall by Pine Valley about a land easement.

A request was made to Ron to contact the owner to find out more details about this land easement by Pine Valley for the new strip mall.

Easement Damage Done By Pool Construction

Severe damage has been done to the easements due to heavy trucks associated with pool construction.

The Pinehurst easement has been hit the hardest in recent months.

The costs of these repairs is significant, in which collecting from the responsible homeowners is a time consuming task.

A motion was made by Nancy and seconded by Ron to no longer allow easement access for construction activities (including pool installations) unrelated to the maintenance PHHA common areas, pipelines and Mary's Creek Bypass. Anyone found using the easements for construction activities will be assessed \$10,000 to pay for repairs to the easement. After repairs to the easement are made, any funds left over will be returned to the homeowner.

The motion was approved unanimously.

A request was made to Linda to verify with attorney that this proposal is enforceable.

Detention Pond Mowing

The current contractor is charging the HOA a significantly higher rate than the MUD district.

A request was made to Nancy to investigate alternatives to the current detention pond contractor.

Komp Horticulture

John Murphy introduced himself to the Board.

The Board requested that Komp attends the June meeting to further communication between the two organizations.

Seasonal Color

With the construction on Dixie Farm Road, a decision was made not to install seasonal color at the estate entrance until the construction is completed. The extra dollars can be used for the other two entrances. A request was made to John to provide a plan to go with perennials that bloom either in the spring or fall in the areas where "color" is planted in order to reduce costs in the future.

Clearing Along Fenceline at Pine Tree

A request was made to John to provide a work order (estimated \$500) to clear the area along the fence line behind Pine Tree Court and to send this to Linda as soon as possible.

A motion was made by Nancy and seconded by Ron to fund the work order for the clearing of the Pine Tree fence line from the General Maintenance and Repairs account (82300).

The motion was approved unanimously.

Miscellaneous Landscaping Requests

A request was made to John to provide a proposal to install simple landscaping and clean up around the new Pine Hollow sign installed on Pine Hollow Drive.

A request was made to John to provide a proposal to remove three pine trees (dead and dying trees) on the Pine Valley island and replace the trees with two myrtles.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 5:32 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees