

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
March 9, 2008

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 Ron Ricaldi at 4:05 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

DD#4 and City Meeting, Monday, March 10th at 5:30 pm at City Engineering Offices
Goals and Aesthetics Committee meeting, Wednesday, March 12th 7:00 pm at Sonya Clauson's.
MUD meeting, Tuesday, March 25th at 6:00 pm at Library.
Newsletter Deadline, Friday, March 28th. Articles need to be sent to Regina.
Trustee meeting, Sunday, April 13th at 4:00 pm at Nancy's.
Newsletter to be sent out on Monday, April 14th

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 02/09/08.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 02/09/08.

Minutes were approved with no correction.

TREASURER'S REPORT

Financials

The water bill seems to be very high for Pine Valley and Pine Forest.

A request was made to Linda to validate the water bills.

A request was made to Linda to have the contractor look at Pine Valley entrance to ensure that the sprinklers and the fountain timers are correct. Also to look at the fountain and make sure that there is not a leak.

MANAGERS REPORT

Delinquency Report

Approximately 79 residents are on the delinquent assessment list. First notifications have been sent.

Second notifications will be sent soon.

OLD BUSINESS

Status of Goals

Complete

- Pine Valley/Pine Forest Landscaping
- PHE2 Detention Pond
 - This issue is now for MUD #18 to decide what the District wants to do with the detention pond since MUD #18 owns this detention pond.
- Tax Exempt Organization
 - The IRS has approved Pine Hollow HOA as a tax exempt organization under the IRS code.
 - A request was made to Linda to contact all vendors and suppliers that Pine Hollow is now tax exempt.
 - A request was made to Linda to provide the board a copy of the determination letter.
- Review of Policies
 - A motion was made by Nancy and seconded by Ron to make no changes to the existing policies: Advertising Homes For Sale and Fore Lease on HOA Website Rev 0, Free Advertising in the Newsletter Rev 0, Advertising in the Newsletter – Paid Rev 0, Delinquent

Association Dues Rev 1, Emergency Reserve Rev 0, Repeat Violations Rev 0,
Repair/Replace Reserve Limits and Capital Improvement Reserve Limits Rev 0, and
Variance Requests Rev 0

- The motion was approved unanimously.

In-Progress

- Deeding of Detention Ponds To Or Passing Maintenance Responsibilities to a Governmental Agency
 - All required documents have been sent to DD#4 for review. DD#4 is considering several other requests before Pine Hollow's will be before the commissioners.
 - DD#4 will be developing a list of repairs required to the detention ponds required for DD#4 to accept the detention ponds.
- Fence at Park
 - Still waiting on the draft agreement from the City of Pearland.

Acceptance of Reserves from West Development

No information has been provided by West Development to date.

Land Easement by Pine Valley

No additional information has been provided by the developer of this strip mall.

Wildflower Reserves

The City will be issuing a letter to Pine Hollow to exempt the Association from the mowing requirement during the "pilot program".

The plan is to plant the wildflowers on March 15th and March 16th. The rain date will be March 22nd.

Newsletter Items

The newsletter will be going out April 13th. Newsletter items are due by March 28th.

Spring Fling

Spring Fling has been scheduled for April 20th. The event will have an Earth Day Theme.

NEW BUSINESS

Pine Valley Island

A motion was made by Nancy and seconded by Ron to accept the bid from Komp not to exceed \$2500 for the removal and planting of trees on the Pine Valley Island.

The motion was approved unanimously.

Pocket Parks

The Goals Committee is developing the pocket park concept for Pine Hollow in order to provide additional play areas in the neighborhood as well as to meet the requirement of the sexual predator ordinance.

A meeting was held with a vendor to discuss what it takes to put in the park as well as to review the potential areas that we can develop.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 5:05 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees