

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

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Linda Pancharez – Association Manager
Ron Ricaldi – Trustee
Regina Blue – 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, April 14th at 5:30 pm at City Engineering Offices
Goals and Aesthetics Committee meeting, Wednesday, April 16th at 8:00 pm at Sonya Clauson's.
Spring Fling, Sunday, April 20th at 1:30 pm at the Pine Hollow Park.
MUD meeting, Tuesday, April 22nd at 6:00 pm at Library.
Drainage Flyer to be sent out on Wednesday, April 23rd.
Quarterly Meeting, Wednesday, April 30th at 7:00 pm at Library
DD#4 and City Meeting, Monday, May 12th at 5:30 pm at City Engineering Offices
Trustee meeting, Sunday, May 18th at 4:00 pm at Nancy's.

SECRETARY'S REPORT

Approval of Minutes

Minutes from DD#4 Meeting on 02/20/08.

Minutes were approved with no correction

Minutes from Regular Board Meeting on 03/09/08.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 03/09/08.

Minutes were approved with no correction.

TREASURER'S REPORT

Financials

A request was made to Linda to verify when the Smith Barney funds are available. It is expected that the HOA will be closing this account sometime in the summer in order to pay the City for the Drainage Improvements.

Tax Exempt Status

The Pine Hollow HOA is now a designated 501c4 charity as designated under the IRS code. This entitles the HOA to be exempt from sales taxes and federal taxes.

A request was made to Linda to find out why the HOA was given a designation of 501c4 and not a 501c3.

A request was made to Linda to determine if the HOA will also be exempt from property taxes.

A request was made to Linda to give Nancy the proper forms to be used at local stores (example Walmart) in order to purchase supplies under the tax exempt code.

MANAGERS REPORT

Delinquency Report

Approximately 47 residents are on the delinquent assessment list. Second notifications have been sent.

Third and final notifications before going to the attorney will be sent soon.

OLD BUSINESS

Status of Goals

Complete

No items completed this month

In-Progress

- Deeding of Detention Ponds To Or Passing Maintenance Responsibilities to a Governmental Agency
 - Waiting on response from DD#4
- Fence at Park
 - Still waiting on the draft agreement from the City of Pearland.
- Drainage Improvements
 - Final construction drawings have been submitted to the City for approval.

Wildflower Reserves

Wildflower reserves have been planted. It is expected that the flowers will be blooming in mid to late May.

Pine Valley Island

The dead pine trees have been removed from this island and two myrtles have been installed.

Pocket Parks

A discussion concerning how the pocket parks could be funded occurred. Grants from organizations like Kaboom or private donations from residents could be an alternative way of funding these projects. Breaking up the projects, like the island landscaping, is a way to phase in these parks without dramatically impacting the dues.

Pine Hollow Sprinkler System and Fountain

No leaks or problems have been reported so far by the contractor.

A request was made to Linda to find out the status of the sprinkler/fountain at the Pine Hollow entrance and when will these system be turned back on.

NEW BUSINESS

Neighborhood Survey

Information on how to create a neighborhood survey for the subdivision was passed out to the Board.

Neighborhood Watch

Information on how to create a neighborhood watch program in the subdivision was passed out to the Board.

Drainage Flyer

A draft of the drainage flyer was reviewed by the Board. The Board agreed to mail the flyer out on April 23rd as a way to remind the residents about the meeting on April 30th.

Estate Entrance Sign

The Estate entrance sign was found damaged on April 5th. A request was made to the City of Pearland to determine if one of the contractors accidentally hit the sign causing the damage.

First Impression Signs has been contacted to determine if the base structure could be reused and to provide an estimate to replace the sign with granite and to replace the sign like the one at Pine Hollow Drive.

Pine Hollow Tidbits

A request was made to Nancy to include in the next tidbit:

- When power washing your house for mildew consider power washing the sidewalks, fences and mailbox

- Remind residents to clean up after mowing, including the street. Do not blow the grass into the street

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 5:15 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees