

Pine Hollow Homeowners Association  
Board of Trustees Regular Meeting  
May 18, 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 4:10 pm. A quorum was present so that business could be conducted.

**TRUSTEE REPORTS**

DD#4 and City Meeting, Monday, June 16<sup>th</sup> at 5:30 pm at City Engineering Offices  
Trustee meeting, Monday, June 16<sup>th</sup> after DD#4 and City Meeting location to be determined.

**SECRETARY'S REPORT**

*Approval of Minutes*

Minutes from Regular Board Meeting on 04/13/08.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 04/13/08.

Minutes were approved with no correction.

Minutes from Community Meeting on 04/30/08.

Minutes were approved with no correction

Minutes from Board Meeting on 04/30/08.

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.

**MANAGERS REPORT**

Delinquency Report

Approximately 36 residents are on the delinquent assessment list. Final notifications have been sent.

A motion was made Nancy and seconded by Ron that all delinquent accounts are forwarded to the attorney for collection per the policy.

The motion was approved unanimously.

A request was made to Linda to send a notice to all residents who owe less than \$100 dollars what the pay off amount is and to inform the resident that if the pay off amount is not sent in, additional interest will accumulate against their account.

**OLD BUSINESS**

Status of Goals

*Complete*

No items completed this month

*In-Progress*

- Drainage Improvements
  - The project is currently in the bid process

Wildflower Reserves

Wildflowers have begun to bloom in the various fields. Over the next couple of weeks, the field should be in full bloom

Pine Hollow Sprinkler System and Fountain

American Leak Detectors will be on property soon to test the Pine Hollow and Pine Valley system to determine where the potential leaks are in the system.

Estate Entrance Sign

First Impression Signs has started construction on the new sign. It is expected that the work will be completed in 3 – 4 weeks.

Leveling of Pinehurst Easement

The Board is not happy with the job on the Pinehurst easement and will not release funds to pay the bill until the requirements as specified in the agreement are met.

A walk-through of this easement will be conducted after the meeting.

**NEW BUSINESS**

National Night Out

National Night Out is being moved to Tuesday, October 7<sup>th</sup> for the state of Texas. The rationale for doing this is to avoid the heat and humidity during August.

Since this event is so close to the Fall Festival, the Board suggests combining these two events into one.

The Board will still support smaller gatherings for NNO on the “official” night but the HOA sponsored event will be with the Fall Festival.

In lieu of the NNO event, a suggestion was made to do the Pine Hollow Tour de Lights as the third event for the subdivision.

Pine Tree Court Landscaping

A request was made to Nancy to obtain a quote from Lisa Darby for the landscaping of Pine Tree Court.

This landscaping project may be executed this year in the Fall if the budget will allow such an expense.

The goal of this project is to landscape the island similar to the rest of the islands in the subdivision capitalizing what is already on the island.

Easement Signs

A motion was made by Nancy and seconded by Ron to approve the expenditure for the easement signs at a cost not to exceed \$35.00 per sign.

Twenty (20) signs need to be ordered. Based on the sign survey, 17 signs are required.

Currently, Nancy has 8 poles. There are another 5 poles in the subdivision that can be reused leaving 4 new poles that will need to be purchased.

Linda stated that she now has a handy man that is installing other signs in another neighborhood that can do the work.

The Board insisted that the poles be set in concrete to prevent them from being pulled up.

**EXECUTIVE SESSION**

An executive session was held during this meeting.

**ADJOURN**

The meeting was adjourned at 5:00 pm.

Approved:

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Nancy Kozanecki, Recording Secretary & Trustee

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Member, Board of Trustees