

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
June 16, 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 6:15 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

Trustee Meeting, Sunday, July 13th at 4:00 pm.
DD#4 and City Meeting, Monday, July 14th at 5:30 pm at City of Pearland Engineering Conference Room.

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 05/18/08.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 05/18/08.

Minutes were approved with no correction.

Minutes from Board Meeting on 06/12/08.

Minutes were approved with no correction

TREASURER'S REPORT

Financials

A 2009 draft budget was reviewed by the Board along with the 2008 projections.

A request was made to Linda to confirm contract prices for CMSI, Komp and Earthcare Management for 2009.

Linda stated that CMSI will be increasing their rate next year but the amount of increase has not been determined.

MANAGERS REPORT

If a property is foreclosed, any back dues and legal fees owed to the HOA are uncollectible. From the date of foreclose forward, the HOA can collect dues.

OLD BUSINESS

Guidelines Document Review

An e-mail has been sent to the ARC concerning the review of the Guidelines Document.

In light of current energy costs, a discussion concerning solar panels and clothes lines occurred and how the DCRs address these items. The Board wants to be proactive in these matters.

A request was made to Nancy to research the DCR's to determine the language associated with solar panels and clothes lines.

Pine Tree Court Landscaping

A quote from Lisa Darby for the landscaping of Pine Tree Court was received by the HOA. This landscaping project may be executed this year in the Fall if the budget will allow such an expense. If this project is not done in the Fall, then it will be scheduled to be done in 2010.

A motion was made by Ron and seconded by Nancy to approve the landscaping design and cost, not to exceed \$4400.

The motion was approved unanimously.

Strip Mall at Pine Valley

A motion was made by Ron and seconded by Regina to disapprove a request for a land easement between Pine Hollow and the new strip mall.
The motion was approved unanimously.

Drainage Improvements

A motion was made by Ron and seconded by Regina to approve the Pine Hollow Drainage Projects for funding by the HOA at a cost of \$500,000. The funded projects will be those that are designated as the responsibility of the HOA except Improvement Area #4, #5 and #15. Additional funds will be made available from the Drainage Improvement Account, in the event the City will not fund over \$500,000, to complete the designated projects.

The motion was approved unanimously.
A request was made to Nancy to draft a letter to the City of Pearland in support of this project.

Wildflower Reserves

Per the request of Wildflower Committee members, the Board will support the Wildflower Project in the Fall but on a reduced scale.

The pipeline company has contacted the HOA and the pipeline company will maintain the pipeline easement from the Estate Section, along Ditch 6 to 518.

Pine Hollow Sprinkler System and Fountain

A motion was made by Ron and seconded by Regina to approve the bid by American Leak detectors for \$650 to find the leaks at Pine Hollow and Pine Valley fountains

The motion was approved unanimously.
A request was made to Linda to schedule the work by American Leak Detectors.

Estate Entrance Sign

The new sign is now complete

NEW BUSINESS

Estate Entrance

A request was made to Linda to obtain bids from EDS and Komp to convert the existing fountain to pondless and to replace the irrigation system.

A letter was sent to the City to find out when the construction will be completed so that the HOA can repair this entrance.

Pine Valley Entrance

The newly installed plants on the islands are wilting as if there is no water.

A request was made to Linda to contact Komp to look at the irrigation system on the Pine Valley island to make sure that it is working correctly.

Nancy reported that the waterfall has not been on. The Board will watch the fountain over the next couple of days and see if there is a problem.

Fall/Winter Color

A motion was made by Ron and seconded by Nancy to allow Komp to recommend the seasonal color.
The motion was approved unanimously.

Street Lights

A survey of all street lights in the subdivision has been completed. All street lights have been repaired.

Playtime Grants

Kool-aid is sponsoring a \$7500 playground grant. Anyone who attends the Kaboom meeting in July will be added to a drawing for this grant. Nancy will be attending this meeting on July 10th.

New Stop Signs

According to the residents, the City of Pearland will be installing new stop signs at Knotty Pine and Pine Chase making this a 3 way stop.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 7:30 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees