

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
July 13, 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

Trustee Meeting, Sunday, August 10th at 4:00 pm.
DD#4 and City Meeting, Monday, August 11th at 5:30 pm at City of Pearland Engineering Conference Room.

SECRETARY'S REPORT

Approval of Minutes

Minutes from Drainage Meeting on 06/16/08.

Minutes were approved with no correction

Minutes from Regular Board Meeting on 06/16/08.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 06/16/08.

Minutes were approved with no correction.

Minutes from Board Special Meeting on 06/23/08.

Minutes were approved with no correction

TREASURER'S REPORT

Financials

Linda stated that CMSI will be increasing their rate 5% next year.

MANAGERS REPORT

Pine Valley Entrance

A plumber is coming to determine the issues with the meter.

OLD BUSINESS

Drainage Improvements

A final accounting of the Drainage Improvement account has been sent to West Development. Renee requested copies of the plans, in which her assistant was directed to the website to find the information Renee was seeking. This now concludes the obligations under the settlement agreement.

Wildflower Reserves

The wildflower committee is researching drought tolerant wildflower to use in the Fall.

Pine Hollow Sprinkler System and Fountain

American Leak Detectors have completed their testing. A final report has not been sent to the management company. However, there are liner leaks in both the Pine Hollow and Pine Valley fountains that need to be repaired.

A request was made to Linda to obtain quotes to repair or replace the fountain liners at Pine Hollow and Pine Valley fountains.

Estate Entrance

Bids to convert the existing fountain to pondless (\$5500) and to replace the sprinkler system (\$3000) were obtained. These repairs will be done once the construction on Dixie Farm is completed

Nancy has not had any response from the City concerning when the construction by the Estate Entrance will be completed. Nancy will speak directly to the City at the meeting tomorrow.

NEW BUSINESS

Landscaping RFQ

Nancy is working on updating the landscaping RFQ for Pine Hollow. The current RFQ is for a "large subdivision" however, Pine Hollow follows more of a "small model" subdivision in this instance. The two types of RFQ's are being reviewed. A new RFQ which blends these two models will be developed to better match the needs of Pine Hollow.

The new RFQ will be customized to Pine Hollow to clarify to all potential bidders the requirements so that better and more consistent quotes are received.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 4:55 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees