

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
September 28, 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

Deadline for newsletter articles will be October 10th. The next newsletter will be going out around October 15th.

Trustee Meeting, Sunday, October 12th at 4:00 pm.

DD#4 and City Meeting, Monday, October 13th at 5:30 pm at City of Pearland Engineering Conference Room.

Fall Festival/National Night Out Event, Sunday, October 26th

HOA Membership Meeting, Wednesday, November 5th @ 7:00 pm. Location to be announced.

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 08/10/08.

Minutes were approved with no correction

Minutes from Executive Board Meeting on 08/10/08.

Minutes were approved with no correction.

Minutes from Drainage Meeting on 08/11/08.

Minutes were approved with no correction

Minutes from Drainage Meeting on 09/08/08.

Minutes were approved with no correction

TREASURER'S REPORT

Due to Hurricane Ike, no financials were available for the Board to approve.

MANAGER'S REPORT

Items covered in new and old business.

OLD BUSINESS

2008 Goals – In Progress

Financial Audit

- Audit is in progress by the auditor

ARC Guidelines Review

- The ARC has not started the Guidelines Review. Changes are necessary to the document.
- A request was made to Nancy to draft the required changes for the guidelines document that have been presented to the ARC for approval by the Board
- A request was made to Linda to send a copy of the roofing specifications used in other subdivisions to be incorporated into the Pine Hollow Guidelines document to Nancy.

Substantial Tree Trimming – Back of Pine Chase Drive

- Waiting on a quote.

Drainage Improvements

Construction had been temporarily suspended due to Ike. However, the construction crew was back on September 17th to resume the activities

Pine Hollow/Pine Valley Sprinkler System and Fountain

Oasis has been contacted about the fountains and asked to provide a bid for repairs.

Subdivision Maintenance Report

The plat of the required subdivision maintenance that needs to be completed by which contractor was reviewed, tree removal, electrical repairs and general mowing. This information will be forwarded to the appropriate contractors to be addressed.

The insurance company has been contacted about the brick fence. Linda has requested bids from contractors in order to repair the fence and for submittal to the insurance company.

New Policies

A motion was made by Nancy and seconded by Regina to approve the Construction Deposit Policy, Newsletter – For Sale Policy and the Contractor Bid Policy.

The motion was approved unanimously.

A request was made to Linda to have the Construction Deposit Policy, Newsletter – For Sale Policy and the Contractor Bid Policy filed in the Brazoria County Records.

2009 Budget

A motion was made by Ron and seconded by Regina to set the 2009 Assessment Rate at \$315.00. This is the same rate as 2008.

The motion was approved unanimously.

Wildflower Project

The wildflower committee would like to do the Fall project and is requesting a budget of \$750 to do so. Due to Hurricane Ike, the Board would like this committee to postpone the fall planting until next year.

Funds are currently required to clean up after Ike. This clean up effort is now a priority over the wildflower project.

NEW BUSINESS

Declaration of Emergency

A motion was made by Ron and seconded by Regina to declare an emergency for the Pine Hollow subdivision due to Hurricane Ike. With this declaration the following DCR's/Guidelines will be temporarily suspended: RV's, boars, POD's, storage containers, trash on the curb, roll off bins, dumpsters and trailers until 12/31/08. If a resident needs an extension beyond this date, it will be handled on a case by case basis.

The motion was approved unanimously

A motion was made by Ron and seconded by Regina to first use the Emergency Fund Reserve to pay for the damages caused by Hurricane Ike per the policy.

The motion was approved unanimously.

Fence Repairs

A motion was made by Ron and seconded by Nancy to require that all fences are repaired and debris removed by 12/31/08. If a resident needs an extension beyond this date, it will be handled on a case by case basis.

The motion was approved unanimously.

The HOA Board was informed that the apartment complex will not be replacing the fence that resides between the HOA residents and the complex. Therefore any fence repairs are sole responsibility of the homeowner unless the homeowner can take the apartment complex to court. The HOA has no enforcement ability against the complex since it is not part of the HOA.

ARC Member

A motion was made by Ron and seconded by Nancy to appoint Gary Kerr to the ARC.

The motion was approved unanimously.

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