

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
January 11, 2009

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Regina Blue – Trustee
Ron Ricaldi - Trustee
Linda Pancherz – Management Representative

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

ARC Meeting, Monday, February 2nd at 7:00 pm – Gary Kerr's house – NOTE: This meeting time may change to 7:30 pm
DD#4 and City Meeting, Monday, January 12th at 5:30 pm at City of Pearland Engineering Conference Room.
DD#4 and City Meeting, Monday, February 9th at 5:30 pm at City of Pearland Engineering Conference Room.
Trustee Meeting, Sunday, February 15th at 4:00 pm
Volunteer Dinner, Sunday, February 22nd at 6:30 pm

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 12/14/2008.
Minutes were approved with no correction
Minutes from Executive Board Meeting on 12/14/2008.
Minutes were approved with no correction
Minutes from Drainage Meeting on 12/15/2008
Minutes were approved with no correction.
Minutes from Community Meeting on 01/07/2009
Minutes were approved with no correction.

TREASURER'S REPORT

The end of year financials were not presented to the Board. The management company will be submitting the financials as soon as possible
Approximately 50% of the subdivision has paid their 2009 Assessments

MANAGER'S REPORT

The 2008 audit should be available in the next couple of weeks. The auditor requested additional information.
A review of the maintenance items in the subdivision was done.
The check from the insurance to pay for the brick fence has been received. The contractor should complete the work within the next two weeks.

OLD BUSINESS

Fountain Repairs

The Pine Hollow fountain has been completely repaired. The fountain no longer leaks

DCR Violation Walk Through

Saturday, January 24th is designated as the date for the DCR violation walk through. The group will be meeting at the Park at 9:00 am. The subdivision will be split into sections. The objective of this activity is to document Ike Violations as well as other violations in the neighborhood.

Sunday, January 25th may also be required for this activity pending on the number of volunteers that are willing to help with this activity.

A request was made to Linda to provide a list of all open violations as well as ARC applications so that this group can validate the information during the walk through.

ARC Guidelines

The 2008 Revised ARC Guidelines will be sent out approximately 1/22/09. The labels and postcard information has been given to Linda.

Ditches 7 & 8

Ditches 7 & 8 were mowed by the MUD #18 contractor.

NEW BUSINESS

Capital Inventory Review

The Board reviewed the capital inventory plan. A few items are coming toward the end of useful life and need to be evaluated for replacement over the next two years. These items include the Pine Hollow Dr Irrigation/Controls System, the Pine Valley Irrigation/Controls System, the Pine Crest Irrigation/Controls system and the Pine Crest Fountain

The Pine Crest items would be address during the entrance revamp in 2010.

The landscaper will be looking at the irrigation systems and making recommendations.

West Development Owned Property

A discussion concerning the property that is still owned by West Development within the subdivision occurred. There are parcels of land which the HOA would like to obtain from West Development.

There are other parcels that would be more useful to DD#4 or surrounding residents than the HOA.

A request was made to Nancy to contact Renee McGuire about the property in the subdivision and the disposition that Renee intends for it.

Tree on Phone Lines

Along the Pine Chase easement there is a tree that is lying on top of the phone lines. The address which this is at is 3518 Pine Chase

A request was made to Linda to contact the phone company and let them know that they need to remove the tree that is on top of the phone lines at 3518 Pine Chase.

Volunteer Dinner

The date for the volunteer dinner was set for Sunday, February 22nd at 6:30 pm

A request was made to invite Narciso Lira and Al Lentz as a thank you for all of their help over the years with the drainage projects.

Big Kids Party

Regina volunteered to chair the Big Kids Party (Adult) Event for 2009.

A motion was made by Regina and seconded by Nancy that the remaining funds from the Volunteer Dinner would be used to pay for this event.

The motion was approved unanimously.

A request was made to Ron to buy a bull horn for the party events.

ARC Appointments

A motion was made to table the ARC appointments until guidance from the ARC Chairperson, Gary Kerr, concerning the composition of his committee could be obtained.

The motion to table was approved unanimously.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 6:00 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees