

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
March 8, 2009

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Ron Ricaldi – Trustee
Regina Blue - Trustee
Kathy Dooley – 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

DD#4 and City Meeting, Monday, March 9th at 5:30 pm.
Newsletter Deadline, Wednesday, March 11th
Volunteer Dinner, Saturday, March 14th at 6:30 pm
Newsletter Mailout, March 23 – 27th
Spring Fling, Saturday, April 4th at 1:00 pm – 4:30 pm
ARC Meeting, Monday, April 6th at 7:30 pm
Trustee Meeting, Sunday, April 12th at 4:00 pm

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 02/15/2009

Minutes were approved with no correction

Minutes from Executive Board Meeting on 02/15/2009

Minutes were approved with no correction

TREASURER'S REPORT

Due to the timing of the Board meeting, the February financials do not include the bank interest. The interest will be added with the March financials.

Approximately 90 homeowners have not paid their dues which represents 17% of the subdivision. The delinquent dues breakdown per section is:

Estates – 11%

Section 1 – 17.5%

Section 2 – 23.8%

Section 3 – 12.3%

A request was made to Kathy to reallocate the 2008 prior year earnings of \$1396.28 and move it to Account 51000 Reserves – Repair and Replace.

MANAGER'S REPORT

Kathy Dooley is replacing Linda as our Management Company representative.

OLD BUSINESS

West Development Owned Property

Several phone calls to West Development have been made with no return call. This issue will be closed until the HOA is contacted by West Development.

Drainage Project

No update.

Island Landscaping – Pine Knot and Pine Tree Court

These islands are scheduled to be done the last two weeks in March.

The letters to the residents are printed and will be mailed on the 9th.

Landscaping – Pine Hollow Sign

This project is now complete

Repeat Violations Policy

A motion was made by Nancy and seconded by Regina to approve the Violations and Repeat Violations Policy.

The motion was approved unanimously.

Records Retention Policy

The draft records retention policy was reviewed by the attorney. The policy needs incorporate the comments of the attorney.

Inspection and Copying Association Records

The draft records retention policy was reviewed by the attorney. The policy needs incorporate the comments of the attorney.

Traffic Calming Devices

No update.

Park Fence

A draft of the interlocal agreement was reviewed by the Board. Changes to the document were made. A request was made to Nancy to forward the revised draft agreement to the City of Pearland for final comments.

The board will be requesting a 5 foot gate to be installed to allow for maintenance access to the detention ponds from the park.

Fencing – Unified Development Code (UDC)

The UDC does set the height of fences at a maximum of 6 feet in the front and 8 feet in the side and rear of residential properties. This is different than the HOA guidelines which were changed to accommodate a rot board.

A request was made to Nancy to find out if permits are required for fences in residential areas.

A request was made to Nancy to find out about enforcement of fence heights and how the City was going to do this as well as why the front fence height maximum is different than the side and rear height maximum.

Deeding of Detention Ponds to DD#4

No update.

Audit

The management company is still waiting on the auditor for the final version of the 2007 audit

The management company has complied all of the information necessary for the 2008 audit and will be sending the information over to the auditor soon.

Pine Valley Fence – Insurance Check

Although the Board was informed differently in the past, the HOA has not received their insurance check for the damages done to the Pine Valley fence.

The management company is submitting all of the paperwork to the insurance agent for payment.

NEW BUSINESS

National Night Out (NNO)

National Night Out for Texas will be held on October 6th.

The residents of Pine Hollow are encouraged to organize their own block or section parties in support of this event.

Tax Recovery

With the tax exempt status of the HOA, the HOA may be able to recover taxes paid up to 5 years prior. A request was made to Kathy to determine if Pine Hollow can recover 5 years of taxes due to the tax exempt status that the Association now has.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 5:40 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees