

Pine Hollow Homeowners Association  
Board of Trustees Regular Meeting  
April 17, 2009

**ATTENDEES**

Nancy Kozanecki – Recording Secretary / Trustee  
Ron Ricaldi – Trustee  
Regina Blue - Trustee  
Maria Leal – Management Representative

**CALL TO ORDER**

The meeting of the Board of Trustees was called to order by Ron Ricaldi at 7:10 pm. A quorum was present so that business could be conducted.

**TRUSTEE REPORTS**

ARC Meeting, Monday, May 4<sup>th</sup> at 7:30 pm  
DD#4 and City Meeting, Monday, May 11<sup>th</sup> at 5:30 pm.  
Trustee Meeting, Sunday, May 17<sup>th</sup> at 4:00 pm.

**SECRETARY'S REPORT**

*Approval of Minutes*

Minutes from Regular Board Meeting on 03/08/2009  
Minutes were approved with no correction  
Minutes from Executive Board Meeting on 03/08/2009  
Minutes were approved with no correction  
Minutes from Special Meeting on 03/24/2009  
Minutes were approved with no correction  
Minutes from Drainage Meeting on 03/27/2009  
Minutes were approved with no correction  
Minutes from Joint Meeting Board and Elections Committee on 03/31/2009  
Minutes were approved with no correction  
Minutes from Drainage Meeting on 04/13/2009  
Minutes were approved with no correction

**TREASURER'S REPORT**

The Financials were reviewed by the Board.

**MANAGER'S REPORT**

Maria Leal is our new Management Company representative.

**OLD BUSINESS**

*Drainage Project*

The portion that is the responsibility of the HOA is now complete.  
DD#4 projects are designed and funded waiting on the construction of East Mary's Creek Bypass Detention facility to start so that DD#4's projects can be executed.  
East Mary's Creek Detention facility is still in design. Expect to go to bid in 3Q09.

*Island Landscaping – Pine Knot and Pine Tree Court*

The landscaping for Pine Knot and Pine Tree Court are now complete.

*Inspection and Copying Association Records*

This policy has been tabled until after the Texas Legislative Session concludes since there are proposals that are currently being considered at the State level that would supersede any HOA policy.

*Records Retention Policy*

The policy has been updated with the comments from the attorney.

A request was made to Maria to have the auditor review the records retention schedule for the finance documents.

#### Traffic Calming Devices

The City has completed the traffic calming study. The results determined that traffic calming devices are not needed in the community. Only one area, Pine Hollow drive exiting the subdivision, barely made the minimum requirement for traffic calming devices. However, the recommendation from the engineer is to place signage in the area.

The final report is not ready at this time. The City has offered to hold a meeting with the HOA to discuss the results with the membership.

A new stop sign will be installed at the intersection of Pine Chase and Pine Crest.

The request for a stop sign at Knotty Pine and Pine Chase has been denied by the City of Pearland.

The request for a stop sign at Pine Lawn and Pine Forest is still under review.

#### Park Fence

The interlocal agreement needs to be approved by the City Council. Jon Branson stated that this item should be on the upcoming Council agenda.

#### 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.

According to the City Attorney, a city permit is required to install or repair fences in residential areas.

The City will enforce fence heights if there is a complaint.

The City Attorney was unaware why the fence height for the front fence is different than the sides and back. The City Attorney stated that the UDC is under review this year and he will propose a correction so that the fence height is the same for all sides.

The HOA fence guideline does need to be amended to be in compliance with the City ordinance.

#### Deeding of Detention Ponds to DD#4

DD#4 is still determining the cost to the HOA to deed the detention ponds over. Currently the cost is approximately \$110K. DD#4 is trying to get the cost down to \$0.

MUD#18 has expressed an interest to DD#4 to deed their detention ponds over also. MUD#18 is at the beginning phase.

#### Security Cameras

A sample security camera was presented to the Board. A discussion occurred concerning how and where these cameras would be installed.

A request was made to Nancy to contact the homeowner that initiated this for their input concerning how and where these cameras would be installed.

#### Subdivision Stickers

An alternative to subdivision stickers was proposed, HEAT (Help Eliminate Auto Theft), which is a Texas sponsored program was accepted by the homeowner who proposed the original idea. HEAT allows car owners to register their vehicle such that if the vehicle is on the road between certain hours it will be pulled over. It also has an option that if the vehicle that crosses the border will also be stopped and checked.

### **NEW BUSINESS**

#### Estates Entrance Landscaping

An e-mail asking for volunteers to help develop the scope of work the Estates Entrance Landscaping project will be sent out in May. This project is tentatively scheduled to be executed in 2010.

#### Solar Panels

SB 236 and HB 25, and HB 798: Solar panels. These bills apply to all POAs, including condominiums.

These bills prohibit restrictions on solar panels in POAs, with the exception that restrictions are allowed

for panels that are unsafe, in common areas, or located other than on the roof or in a fenced yard. HB 25 was approved by a vote of the House on 4-2-09  
The ARC Guidelines document will need to be amended if this bill completes passage.

**EXECUTIVE SESSION**

An executive session was held during this meeting.

**ADJOURN**

The meeting was adjourned at 8:43 pm.

Approved:

\_\_\_\_\_  
Nancy Kozanecki, Recording Secretary & Trustee

\_\_\_\_\_  
Member, Board of Trustees