

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
September 13, 2009

ATTENDEES

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

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Regina Blue at 4:06 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

DD#4 and City Meeting, Monday, September 21st at 5:30 pm.
ARC Meeting, Monday, September 21st at 7:30 pm
Newsletter Deadline, Friday, October 2nd
ARC Meeting, Monday, October 5th at 7:30 pm
Fall Festival, Saturday, October 17th 1:00 pm – 4:00 pm at the Park.
Membership Meeting, Wednesday, October 21st at 7:00 pm
Trustee Meeting, Wednesday, October 21st after the Membership Meeting.

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 08/09/2009

Minutes were approved with no correction

Minutes from Executive Session on 08/09/2009

Minutes were approved with no correction

Minutes from City Meeting on 08/24/2009

Minutes were approved with no correction

Minutes from Executive Session on 08/27/2009

Minutes were approved with no correction

TREASURER'S REPORT

A motion was made by Nancy and seconded by Regina to set the 2010 Assessments at \$315. This represents no increase in dues.

The motion was approved unanimously.

MANAGER'S REPORT

The lights at the Pine Hollow entrance have been repaired

OLD BUSINESS

Park Fence

The park fence had been installed by the City of Pearland

Deeding of Detention Ponds to DD#4

A suggested responsibility matrix has been developed by the HOA. A meeting with DD#4 needs to be scheduled to discuss the details fully.

Sherwyn Williams

Discount cards are now available for the HOA.

Neighborhood Watch

A meeting was held with Officer Pace who organizes the Neighborhood Watch programs for the City of Pearland.

According to Officer Pace, the Neighborhood Watch program can be as simple or as complex based on the commitment of the residents. Essentially the Neighborhood Watch program is Pine Hollow program and not a police program. The police are to assist the Neighborhood Watch programs.

The success or failure of this program is up to the residents.

Pine Hollow meets the minimum requirements for a Neighborhood Watch program since the HOA maintains a database of e-mail for more than 50% of the neighborhood.

Pine Hollow will be the 4th Neighborhood Watch program established in Pearland.

A motion was made by Nancy and seconded by Regina to approve the purchase of Neighborhood Watch Signs for each of the entrances at a cost not to exceed \$200. The City of Pearland will install the signs. The motion was approved unanimously.

A request was made to Nancy to order the appropriate signs per the specification of the Pearland Police Department.

2010 Goals

The proposed 2010 goals were reviewed at this meeting.

NEW BUSINESS

Donations

A motion was made by Nancy and seconded by Regina to accept the donation of watering and maintenance of islands (Pine Tree Court, Pine Forest Place and Pine Forest) and Reiser Court by various homeowners at an estimated benefit to the association of \$300.00

The motion was approved unanimously.

Good Search

Every time a person makes a search using Good Search a penny is donated to their selected organization. This may be a way for the HOA to collect some extra money that would not be coming out of the residents pockets.

A motion was made by Nancy and seconded by Regina to register the HOA in Good Search since we are considered a non-profit organization

The motion was approved unanimously.

A request was made to Nancy to register the HOA for Good Search.

National Night Out

A request by Pine Hollow Estates to post four (4) signs in the Estates Section including the Entrance was made in order to advertise the Estates National Night Out Event. The exact location of the signs would be made at a later date. The goal would be to have one sign on each street in the Estates Section. The signs would go up on 10/2/09 and come down by 10/8/09.

A motion was made by Nancy and seconded by Regina to approve the request to post signs in the Estates section for National Night Out.

The motion was approved unanimously.

Elections Committee

A motion was made by Regina and seconded by Nancy to appoint the following people to the elections committee:

Kristen Dorsey – term expiring February, 2010

Tammie Dexter – term expiring February, 2011

Kevin Fite – term expiring February, 2012

The motion was approved unanimously.

Halloween Trick or Treating Hours

A motion was made by Regina and seconded by Nancy to establish the Halloween Trick or Treating Hours in the subdivision for 6:00 pm to 8:00 pm.

The motion was approved unanimously.

New Residents in the Neighborhood

A request was made to the management company to determine why they are not being informed about new residents in the neighborhood via the closing.

Disclosure of Violations

A request was made to the management company to determine if inspections of homes on the market could be done and any violations determined are then communicated to the homeowner and the real estate agent.

Bids

A motion was made by Regina and seconded by Nancy to accept the landscaping contract from Nunez Landscaping.

The motion was approved unanimously.

A motion was made by Regina and seconded by Nancy to accept the detention pond maintenance contract from Champions Hydrochem with the addition of fertilization in July.

The motion was approved unanimously.

A request was made to Maria to work with Champions to have their scope of work include the fertilization in July and to obtain a final copy of the maintenance schedule with this correction.

A motion was made to table the fountain contracts until the next meeting to allow the contractors to update their bids.

The motion was approved unanimously.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 6:13 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees