

Pine Hollow Homeowners Association
Board of Trustees Regular Meeting
February 15, 2010

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Ron Smith - Trustee
Ron Ricaldi – Trustee
Maria Leal – CMSI Community Manager

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Ron Ricaldi at 6:30 pm. A quorum was present so that business could be conducted.

TRUSTEE REPORTS

Land Use Meeting, Thursday, February 18th at 7:00 pm City of Pearland Council Chambers
Drainage Meeting, Monday, February 22nd at 5:30 pm City of Pearland Engineering Building
Foreclosure and Bankruptcy Meeting, Thursday, February 25th at 7:00 pm Pearland Library
ARC Meeting, Monday, March 1st at 7:30 pm
Drainage Meeting, Monday, March 8th at 5:30 pm City of Pearland Engineering Building
Trustee Meeting, Sunday, March 14th at 4:00 pm

SECRETARY'S REPORT

Approval of Minutes

Minutes from Regular Board Meeting on 01/09/2010
Minutes were approved with no correction
Minutes from Executive Session Meeting on 01/13/2010
Minutes were approved with no correction
Minutes from Community Meeting on 01/13/2010
Minutes were approved with no correction

TREASURER'S REPORT

Electrical Rates

The preferred 24 month plan had expired for the HOA. The HOA has been registered for a new 12 month preferred plan for all meters that will save the association a minimum of 15% compared to being on no plan at all with Reliant.

2009 Audit

The 2009 financial audit is underway. The management company has committed to a completion date of August 31.

Current Year Income

A motion was made by Ron Smith and seconded by Ron Ricaldi to transfer the \$11,659.14 Prior Year Earnings to the Emergency Reserve Account 51500. By doing this action, the Emergency Reserve Account will be fully funded

The motion was approved unanimously.

A request was made to Maria to have Carrie transfer the \$11,659.14 Prior Year Earnings to the Emergency Reserve Account 51500.

MANAGER'S REPORT

Lonestar will be out again to clear the lines on the Pine Valley fountain. The lines are still partially plugged and therefore the water flow is not correct.

OLD BUSINESS

Signs for Proposal for Deeding

So far 198 deeding forms have been turned in. 152 more forms will need to be collected in a door-to-door fashion.

A request was made to Nancy to divide up the subdivision and make assignments for those who are willing to help collect the deeding forms. The goal will be to collect the remaining deeding forms by the next Trustee meeting

Estate Entrance Revamp

Due to the weather, the landscaper is behind on his work. However, Oasis/Nasascape has committed to a completion date of March 31st

NEW BUSINESS

Subdivision Survey

Regina Blue presented a draft version of the subdivision survey. The committee recommends that the survey be no more than 2 pages long and not to exceed 25 questions.

The Board would like the committee to process the returned surveys.

The Board agreed that including a return envelope with the surveys is a good idea but not to include the postage.

A request was made to the Board to review the subdivision survey and send suggestions back to Regina so that the committee can finalize the survey

A request was made to Nancy to determine if Constant Contact could be utilized for those who have e-mail addresses on file to complete their survey on-line.

ARC Board Appointments

A motion was made by Ron Smith and seconded by Nancy Kozanecki to table the ARC Board appointments.

The motion was approved unanimously.

A request was made to Ron Smith to contact the ARC to validate the ARC Board membership.

A discussion concerning the term length for ARC members occurred.

Committee Chair Information

No information has been returned from the Committee Chairs at this time in response to the e-mail that Ron Smith sent out.

Website

The website has been updated with the Homes for Lease feature. This is similar to the Homes for Sale link where the data is pulled from HAR.com database

A request was made to Nancy to solicit volunteers to help update the website in the tidbits.

A discussion concerning adding Pine Hollow Clubs to the website occurred. At this time, no action will be taken.

Notary Services

Patty Barnes and Nancy Kozanecki have both agreed to continue providing notary services to residents of the subdivision for free. Information concerning this is located on the website under Notary.

DCR Violations and Enforcement

A discussion concerning having the ARC to participate more in the process DCR violations and enforcement occurred. The Board consensus was that this discussion needs to occur with the ARC to determine what the Committee wants their involvement to be before moving forward.

A request was made to Ron Smith to conduct a discussion with the ARC concerning the ARC becoming more involved in the process of DCR violations and enforcement.

A request was made to Ron Smith to update the Violation and Repeat Violations policy to outline when postcards and notifications are sent as well as when cases will be referred to the attorney.

Board Appointments

A motion was made by Ron Ricaldi and seconded by Ron Smith for the following Board position appointments: Ron Smith – President, Ron Ricaldi – Vice President, Nancy Kozanecki – Secretary/Treasurer.

The motion was approved unanimously.

Consensus of the Board and the management company is to move the monthly Trustee meeting from the second Sunday to the second Wednesday of the month. The new start time for the meeting will be 6:30 pm. This change will take affect starting in April.

EXECUTIVE SESSION

An executive session was held during this meeting.

ADJOURN

The meeting was adjourned at 8:26 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees