

Pine Hollow Homeowners Association
Board of Trustees Special Meeting
May 5, 2010

ATTENDEES

Nancy Kozanecki – Recording Secretary / Trustee
Ron Smith - Trustee
Ron Ricaldi – Trustee

CALL TO ORDER

The meeting of the Board of Trustees was called to order by Ron Smith at 6:05 pm. A quorum was present so that business could be conducted.

SECRETARY'S REPORT

Approval of Minutes

Minutes from BCDD#4 Meeting on 03/23/2010

Minutes were approved with no correction

Minutes from BCDD#4 Meeting on 03/30/2010

Minutes were approved with no correction

Minutes from Regular Board Meeting on 04/19/2010

Minutes were approved with no correction

Minutes from Executive Session Meeting on 04/19/2010

Minutes were approved with no correction

Minutes from Special Meeting on 04/27/2010

Minutes were approved with no correction

OLD BUSINESS

Lowering Speed Limits in the Subdivision

A workshop has been scheduled by the City of Pearland for May 10th at City Hall for the Council and staff to discuss this matter.

Reimbursement and Expense Policy

The first draft of the reimbursement and expense policy was reviewed by the Board.

The Board requested that memberships and training classes associated with HOA affairs and operations should be an allowable expense.

The Board requested that long distance calls and mobile minutes should not be reimbursed.

A request was made to Nancy to update the policy per the meeting comments.

Guidelines Document

A request was made to Nancy to forward the Guidelines Document for attorney review.

NEW BUSINESS

Construction Deposit Policy

A motion was made by Ron Smith and seconded by Ron Ricaldi to approved the revised Construction Deposit policy.

The motion was approved unanimously.

A request was made to Nancy Kozanecki to complete the Dedicatory Instrument form for filing with County Records office and forward all required documents to the attorney for filing.

Emergency Reserve Policy

A motion was made by Ron Smith and seconded by Ron Ricaldi to approved the revised Emergency Reserve policy

The motion was approved unanimously.

A request was made to Nancy Kozanecki to complete the Dedicatory Instrument form for filing with County Records office and forward all required documents to the attorney for filing.

Reserve Limits Policy

A motion was made by Ron Smith and seconded by Ron Ricaldi to approved the revised Reserve Limits Policy

The motion was approved unanimously.

A request was made to Nancy Kozanecki to complete the Dedicatory Instrument form for filing with County Records office and forward all required documents to the attorney for filing.

Delinquent Dues Policy

A motion was made by Ron Smith and seconded by Ron Ricaldi to approved the revised Delinquent Dues policy

The motion was approved unanimously.

A request was made to Nancy Kozanecki to complete the Dedicatory Instrument form for filing with County Records office and forward all required documents to the attorney for filing.

Variance Policy

A motion was made by Ron Smith and seconded by Ron Ricaldi to deem the Variance policy obsolete since it is now incorporated into the Guidelines Document

The motion was approved unanimously.

A request was made to Nancy Kozanecki to complete the Dedicatory Instrument form for filing with County Records office and forward all required documents to the attorney for filing.

Advertising Homes for Sale and For Rent Policy

A motion was made by Ron Smith and seconded by Ron Ricaldi to deem the Advertising Homes for Sale and For Rent policy obsolete since it is a link directly to HAR.com has been put on the website.

The motion was approved unanimously.

A request was made to Nancy Kozanecki to complete the Dedicatory Instrument form for filing with County Records office and forward all required documents to the attorney for filing.

Records Retention Policy

A motion was made by Ron Smith and seconded by Ron Ricaldi that the Records Retention policy does not need to be revised.

The motion was approved unanimously.

Donation Policy

A motion was made by Ron Smith and seconded by Ron Ricaldi that the Records Retention policy does not need to be revised.

The motion was approved unanimously.

2010 Appraisals

A couple of residents have been before the appraisal board to protest the assessed values of their home. According to the residents, the appraisal district is re-evaluating all of Pine Hollow. What this really means is unclear. The residents also stated that they will be hearing back from the appraisal district about their protest in approximately a week.

Pocket Parks

A request was made to Ron Smith to provide Nancy with a list of vendors that can create a pocket park within the definitions of the sexual predator ordinance.

DCR Review

A discussion concerning approach and enforcement of the outstanding DCR violations was conducted by the Board.

A request was made to Nancy to contact the attorney to determine if the violations list could be posted on the website.

A request was made to Nancy to go to the management company to see if a copy of their database could be obtained or if there was an extraction that could be done so the DCR violation report was more user friendly.

Drainage Pipes

A request was made to Nancy to obtain either No Trespassing signs or stencils for the drainage pipes and/or ponds.

EXECUTIVE SESSION

An executive session was not held during this meeting.

ADJOURN

The meeting was adjourned at 7:30 pm.

Approved:

Nancy Kozanecki, Recording Secretary & Trustee

Member, Board of Trustees