

Pine Hollow Homeowners Association
Community Meeting Minutes
January 17, 2007

Attendees

Nancy Kozanecki – Trustee
Regina Blue – Trustee
Linda Pancherz – CMSI Representative
Ron Ricaldi

Guests:
Mike Vance

Call to Order

A quarterly meeting of the Pine Hollow Homeowners Association was called to order by Mr. Ricaldi at 7:00 pm. A quorum was established so that Trustee Election could be held.

2006 Accomplishments and 2007 Goals

2006 Completed Goals

Fountains – Main Entrance Converted to “Pondless”
Financial Audit

- Implemented Recommendations
 - Perform an annual audit opposed to once every 3 years
 - Capital Inventory Plan and Replacement Plan
 - Drainage funds classify as “deferred asset”

Sidewalk on Reiser Court Easement
Capital Inventory List for Subdivision and Replacement Plan
Revised ARC Guidelines

2006 Carry Over Goals

Improve Landscaping on Subdivision Islands

- Implement during the spring

Oversee Installation of Stop Light at the Intersection of 518 and Pine Hollow Main Entrance

- Under construction
- City contacting TxDOT concerning delay

Develop Plan to Address Flooding Problems in Subdivision with Local Governmental Agencies

- Agenda Item Later

Deeding of Detention Ponds to DD#4 – Or Other Options

- MUD working with DD#4 about deeding
- Long term solution with City Council

2007 New Goals

Upgrade Pine Valley Fountain to “Pondless”

- Scheduled for construction week of January 15th

Financial Audit

Landscape Reiser Court Easement

- Implement in the spring
- Estates volunteers will be contributing the labor portion to this project

2007 Stretch Goals

Canopy for Park Equipment

Replace Entrance Sign at Pine Hollow Drive

Trustee Elections

No other persons identified themselves as wanting to run against Regina for her position.

Regina Blue was re-elected as Trustee to the HOA

Secretary's/Treasurer's Report

The quarterly meeting notes from the October meeting were presented.

The 2007 calendar of events was presented.

The 2006 Budget Balance Sheet Summary was distributed and discussed

The 2007 Budget was presented.

The Capital Inventory and Replacement Plan was discussed.

Neighborhood Safety

Break-In and Burglaries

This is a problem on the West Side of town. Not reported as much in our area.

Unlocked Cars

This is the primary reason why items are stolen from vehicles. Please lock your cars if parked outside of a garage.

Vacation Watch

Remember with the holidays coming up, please take advantage of the vacation watch program if your house will be unattended while you are gone.

Motorized Vehicles in Easement and Detention Areas

The police have been instructed to prosecute offenders to the fullest extent. The police force will be stepping up to address this problem and gain control of the situation. The HOA will press charges filed.

BB Guns at the Park

Several reports have been made about kids shooting BB guns at the park at homes and other children.

Drainage Update

General

Resolution R-199 and R-200 approved by Council and PHHOA for Engineering Services

- Lentz Engineering was hired
- Estimated cost \$104,500

Rehab and Rehabilitation of Detention Ponds in-progress.

Waiver for competitive bids in certain circumstances approved by West Development Agreement with Duke Energy signed

Engineering Timeline

Survey Work – approximately 5 weeks - Complete

- Determine finished floors and compare to high points in subdivision
- Determine where/how water flows (MCB and Pine Hollow)

Run Analysis – Dynamic Modeling – 5 weeks – In progress

- Evaluate alternatives especially those associated with road lowering
- Determine the impact on Mary's Creek Bypass with the Pine Hollow Remediation Project and DD#4
- Determine with proposed projects that water will not back up
- Preliminary cost estimates

Evaluate final alternatives and selection – 4 weeks

Detail Design – 12 weeks

Bids – 6 weeks

Expected Phase I Projects

Diversion of Water from Undeveloped Acreage

Pipeline adjustments (if necessary)

Weir Structure

Outfall by Ditch #8
Connection between Ditches 7&8

Other Projects Affecting Pine Hollow's Plan

DD#4 is developing an improvement plan to MCB for a 3-mile stretch

Army Corps of Engineer Permit is required for the DD#4 project and Pine Hollow

- Process takes 9 months to a year
- Interior improvements can continue while permit is being process
- DD#4 plans on fixing the weir structure and piping system as soon as the permit is approved

Pine Hollow project relies on East Mary's Creek Detention Facility

- Remediation for Pine Hollow Project – 100 acre feet (approximately 1/3 of the capacity for East Mary's Creek Detention Facility)
- May, 2007 Bond Election

Trails Update

Trustee's submitted a proposal to City Council to include Pine Hollow in the upcoming Bond Election

- Originally, trails were only being proposed for the East side of Pearland
- Proposal included dedication of land, \$25,000, and the HOA would mow the easements

Verbal acceptance of proposal by City

Expect to be on a future Council agenda for approval along with the rest of the proposed bond election projects

- Bond Election May, 2007

MUD18 Update

MUD 18 had a tax decrease this year.

The MUD Board has settled with the Developer in the matter concerning the deannexation/annexation proposal.

Committee Reports

Website – pine-hollow.org

- Website has been moved to a new hosting service to help save money for the HOA

Kid's Party

- *Upcoming Event:* Spring Fling – Need volunteers

National Night Out

- No report

Newsletter

- No report

ARC

- ARC finalizing guideline revisions.
- ARC looking for new members. ARC is having a difficult time meeting quorum.

Outreach Committee

- No report

Welcome Committee

- Committee is active about once per month welcoming 5 – 10 new neighbors.

Goals and Beyond/Aesthetics

- Looking for Chairperson for this committee.

Miscellaneous

Issues from Prior Quarterly Meetings

None

Open Forum

A suggestion was made to post signs at the entrances of the subdivision to remind residents that the Assessments are due January 31st.

Adjournment

The meeting was adjourned at 8:45 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees