

Pine Hollow Homeowners Association  
Community Meeting Minutes  
May 23, 2007

**Attendees**

Nancy Kozanecki – Trustee  
Ron Ricaldi - Trustee  
Linda Pancherz – CMSI Representative

**Call to Order**

A quarterly meeting of the Pine Hollow Homeowners Association was called to order by Mr. Ricaldi at 7:05 pm.

**Secretary's/Treasurer's Report**

The Community meeting notes from the January meeting were presented.  
The year to date 2007 Budget Balance Sheet Summary was distributed and discussed

**2007 Goals Update**

*Completed*

Website Redesign

Established Constant Contact as the HOA Mass E-Mail Provider

Upgrade Pine Valley Fountain to "Pondless"

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

- Completed Engineering Study
- Bond Proposition for East Mary's Creek Detention Facility Passed

Improve Landscaping on Subdivision Islands – Pine Hurst and Pine Forest

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

- Requested change to signal timing to allow left turn into subdivision from 518 on solid green

Landscape Reiser Court Easement

- Special THANK YOU to all the volunteers!!

Addressed easement issues along Ditch #6

- Repaired truck ruts
- Addressed standing water issues
  - Special THANK YOU to all the volunteers!!

*In-Progress*

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

- Develop construction drawings – currently being developed
- Obtain bids for construction projects
- Construct projects

Deeding of Detention Ponds or Detention Pond Maintenance to Governmental Agency – Or Other Options

- Pine Hollow leading the community on this issue
- Long term solution with City Council
  - HOA Resolution presented to Council, MUD#18 and DD#4
  - Pearland City Council Workshop held on topic

Decommission Detention Pond #9

Financial Audit

Tax Exempt Status for HOA

Replace Entrance Sign at Pine Hollow Drive

- Need Unified Development Code (UDC) ordinance change to allow for construction permit

Adopt Emergency Reserve Policy

Revise Delinquent Dues Policy

- All postage associated with delinquent dues will be responsibility of homeowner
- \$25 late fee will be imposed per DCR's

Adopt Free and Paid Advertising in the Newsletter Policy

### **Trails Update**

Bond election has passed for the hike and bike trails.

### **Drainage Update**

The drainage project was reviewed with those present. The project is currently developing detailed construction drawings. This will take approximately 12 weeks. Once completed, bids will then be obtained for the project. Expect construction start is in the winter.

### *Project Responsibilities*

City of Pearland

- East Mary's Creek Detention Facility
- Decommission Ditch #9

DD#4

- Mary's Creek Bypass Work
- Water Diversion from Pine Hollow to MCB Directly
- Weir Structure Work
  - Increase water flow to MCB
  - Raise weir to berm level
- Outfall work from Ditch #8 to MCB
  - Increase water flow to MCB

Pine Hollow HOA

- 13 projects identified in engineering study
- Decommission Ditch #9

### **Committee Reports**

Website – [pine-hollow.org](http://pine-hollow.org)

- No report

Kid's Party

- *Upcoming Event:* Fall Festival – Need volunteers

National Night Out

- Tuesday, August 7<sup>th</sup> – Need volunteers

Newsletter

- No report

ARC

- No report

Outreach Committee

- No report

Welcome Committee

- No report

Goals and Beyond/Aesthetics

- No report

### **Miscellaneous**

*Issues from Prior Quarterly Meetings*

None

### **Open Forum**

No new issues were presented.

### **Adjournment**

The meeting was adjourned at 8:00 pm.

Approved:

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Nancy Kozanecki, Recording Secretary

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Member, Board of Trustees