

Pine Hollow Homeowners Association
Community Meeting Minutes
October 24, 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 7:00 pm.

Announcements

A trustee election will be held in January for the Treasurer/Secretary position. Anyone interested in running should contact a Trustee. Nancy has indicated that she will be re-running for this position.

Secretary's/Treasurer's Report

The Community meeting notes from the May meeting were presented.
The year to date 2007 Budget Balance Sheet Summary was distributed and discussed
The 2008 Assessment rate of \$315 was discussed. The reasons for the increases are due to increases primarily in:

- Landscaping Contracts – General Mowing
- Attorney Fees
- Utilities

The number of Community meetings will be reduced next year from three (3) to two (2). This decision was based on the lack of attendance by the membership at these meetings. The meetings will now be held in January and October.

Officer Vance Report

The neighborhood was very quiet this summer. Very few incidents with four wheelers and dirt bike in the easements.

The City of Pearland has a Home Security Program in which homeowner can receive a 20% discount on their insurance. A Police officer comes to the residents home and does inspections of window and door latches and other security devices and make a determination if these devices a substantial enough to meet the security requirements. Information on this can be found on the City of Pearland website for the Police department.

The number of alerts has been reduced due to a complaint by the Pearland ISD where the ISD wants to sign off on any such communication to the residents. Just because alerts are no longer as frequent in the subdivision, the residents should not let down their guard.

A major problem in the subdivision has been with people not locking their car when parked in driveways and the street. With the holiday season coming up soon, it is highly encouraged that everyone is diligent about locking their car doors and hiding purses out of sight.

MUD#18 Happenings

General information was passed out concerning the MUD operations, how the MUD is assisting the residents that it serves, and the organization.

The MUD is sponsoring a grant program so that improvements within the MUD can be done by various organizations. The program details and criteria are being worked out at this time.

Contact information can be found on the www.pine-hollow.org website as well as additional MUD information.

2007 Goals Update

Completed

Replaced Entrance Sign at Pine Hollow Drive
Adopted Emergency Reserve Policy

Revised Delinquent Dues Policy

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

Adopted Free and Paid Advertising in the Newsletter Policy

Financial Audit

Decommission PHE2 Detention Pond

- DD#4 is not interested in decommissioning this detention pond as part of their Mary's Creek Bypass Widening project.

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 90% Construction Drawings
- Resolution R2007-155: 2008 – 2012 Capital Improvement Plan for the City of Pearland was passed. This includes the City's responsibility to Pine Hollow for the detention capacity required for the project

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

Landscape Reiser Court Easement

Addressed easement issues along Ditch #6

In-Progress

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

- Waiting on pipeline companies and utility companies approval of the construction drawings
- 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
- Developed draft charter for a committee to address this issue for the City of Pearland

Tax Exempt Status for HOA

- All the required forms and documents have been submitted to the IRS for approval

Decommission Detention Pond #9

- Working with the City of Pearland to incorporate this project with the East Mary's Creek Detention facility project
- Developing roles and responsibilities between the HOA and City concerning this project

Drainage Update

Timeline Update

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 – **Complete**

- 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 - **Complete**

Detail Design – 12 weeks – **Complete**

Approvals from City of Pearland, Utilities and Pipeline Companies – **In-Progress**

- City has approved construction plans with minor comments

Bids – 6 weeks

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

- Projects identified in engineering study
- Decommission Ditch #9

Army Corps of Engineers Permit

- DD#4 will be (or has) submitting the permit for the Mary's Creek Bypass work to the Corps
 - One the permit is submitted to the Corps, the HOA Board will see how we can speed up the permit approval process.
- Expect a delayed approval due to lack of resources within the Corps (1 – 1.5 years)
- Work on weir structure nor any of the bypass improvements cannot be done until corps permit is approved.

Committee Reports

Website – www.pine-hollow.org

- No report

Kid's Party

- *Upcoming Event:* Fall Festival – Sunday, October 28th 2:00 – 5:00 pm

Newsletter

- The official number of newsletters will be reduced from four (4) to three (3) starting in 2008.
- A plea was made to the membership for articles to be included in the newsletter, especially general interest items like safety, health and etc.
- A request was made to run the "Scoop Your Poop" article in every newsletter.

ARC

- Looking for volunteers to serve on this committee
- The ARC Guidelines document will be revised next year. Anyone interested in helping with this please contact John Kanewske.

Outreach Committee

- A special thanks to all the volunteers who are helping to pass out the flyers for the Fall Festival.

Welcome Committee

- No report

Goals and Beyond/Aesthetics

- If you are interested in helping with this committee, please contact Sonya Clauson.
- The Committee is working on various projects throughout the subdivision. These projects include:
 - Complying with the sexual predator ordinance by providing pocket parks throughout the neighborhood

- Adding landscaping in the subdivision
- Installing a fence at the park – working with the City of Pearland and the MUD for funding

Miscellaneous

Issues from Prior Quarterly Meetings

None

Open Forum

Suggestions were made concerning how to create more community in the subdivision.

Volunteerism in the subdivision is very low. New volunteers need to be found to help with the planning and executing of all of the things that are done within the subdivision. As the volunteer base dwindles, so will the activities that the HOA does.

Adjournment

The meeting was adjourned at 8:45 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees