

Pine Hollow Homeowners Association
Community Meeting Minutes
January 23, 2008

Attendees

Nancy Kozanecki – Trustee
Ron Ricaldi – Trustee
Regina Blue - 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. A quorum of the entire membership was reached via proxy or physical presence.

Goals Update

2007 Goals Completed

- 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
- For Sale/For Lease Pine Hollow Home Advertisement on Website and Policy
- Replace Entrance Sign at Pine Hollow Drive
- Financial Audit
- 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
 - 90% Construction Drawings Complete – Available on website
- Decommission PHE2 Detention Pond
 - DD#4 uninterested in developing a long term strategy for this pond
- 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
- Estate Entrance Repairs and Modifications Required to Allow for Road Construction

2007 Carryover Goals

- Execute Plan to Address Flooding Problems in Subdivision with Local Governmental Agencies
 - Final Construction Drawings
 - Interlocal Agreement with City of Pearland for Project Execution
 - Construct projects
- Deeding of Detention Ponds or Detention Pond Maintenance to Governmental Agency – Or Other Options
- Decommission Detention Pond #9
 - City of Pearland decommissioning with East Mary's Creek Detention Facility
- HOA Tax Exempt Status
 - Waiting on IRS approval

2008 Goals

- Improve Landscaping on Subdivision Islands - Pine Forest and Pine Valley
 - Grant from Pearland Beautiful - \$1000

- This project is tentatively scheduled for March or April pending on the last freeze of the season.
- Financial Audit
- ARC Guidelines Review
 - New guidelines will not be issued until the end of 2008 or early 2009.
 - Major changes are not expected since the Texas Legislature did not make significant changes to HOA laws during the last session and very few variances to the HOA guidelines have been made since the last review.
- Policy Review
- Address Estate Entrance - After construction
- Hike and Bike Trails – Joint Project with City of Pearland
 - Preliminary Discussions
 - The City of Pearland has designated this as a year 3 project. This means that the project will not be installed until 2010. However, this is only a preliminary estimate at this time.
- Fence Installation at Park – Joint Project with City of Pearland
 - Due to the drainage projects, the fence will not be installed until after the construction around the park is completed. An estimated date is unavailable at this time.
- Notary Services – Free to Pine Hollow HOA Members
- Research Mowing Alternatives
 - Establish Texas Wildflower Reserves

Annual Elections

No additional nominations were announced from the floor. Nancy Kozanecki was re-elected unanimously.

Secretary's/Treasurer's Report

The Community meeting notes from the October meeting were presented to the membership. The 2008 calendar of events was distributed. This calendar is also posted on the website. The final 2007 Budget Balance Sheet Summary was distributed and discussed. The 2008 budget was distributed and discussed.

Officer Vance Report

Officer Vance re-iterated his concern about the F250 and F350 in the neighborhood. These vehicles are easily broken in to. There have been several that have been broken into and one stolen. This is a prevalent problem in Pearland, especially at the Bass Pro Shop at 288 and Beltway 8. A recommendation to all homeowners was made not to leave valuables in your cars if they are not parked in a garage. A reminder to all residents was made to let Officer Vance know if you are going on vacation so that your house can be placed on his watch list. Officer Vance's information is on the website.

MUD#18 Happenings

A representative from the MUD was not in attendance.

DCR Violation Update

Attorney fees and administrative fees have escalated over the last year due to DCR violations. Below is a summary of the number of violations that were processed from January 1, 2007 until November 21, 2007. There are several cases at the attorney's office at this time.

2007 DCR Violations from 1/1/2007 - 11/21/2007	Cases # of Households	Closed # of Households	% Cases Closed
Exterior Maintenance	92	82	89%
Storage	60	56	93%
Vehicles	37	37	100%

Door	5	4	80%
Fence	7	7	100%
Animals	2	2	100%
Holiday Decorations	5	4	80%
Lot Maintenance	196	189	96%
Overall Cases (Households)	404	381	94%

A request was made to the membership to help reduce attorney and administrative fees by trying to keep up with exterior maintenance activities and lot maintenance. If a resident is unable to address a problem, please contact the management company so that the HOA can make a note in your file to reduce fees to the HOA and the homeowner.

Easement Usage and Damage

Over the last two years significant damage has been done to the easements due to vehicles. Especially, substantial damage done by pool contractors

Safety concern for these type of vehicles crossing pipeline easements

Homeowners are financially responsible for damage done by contractors to easements and other common areas.

In the future, the HOA will no longer allow easement access to install pools and other construction projects which involve heavy trucks

Homeowners will be assessed a substantial fee for vehicle traffic on the easements and common areas.

The policy that will cover this is currently under review by the attorney.

Committee Reports

Website – www.pine-hollow.org

- No report

Kid’s Party

- No report

Newsletter

- No report

ARC

- No report

Outreach Committee

- A special thanks to all the volunteers who helped collect proxies for the annual meeting..

Welcome Committee

- No report

Goals and Beyond/Aesthetics

- No additional report.

Miscellaneous

Issues from Prior Quarterly Meetings

None

Open Forum

A question was asked and answered about the criteria used to select the vendor for the landscaping improvement on the Pine Valley/Pine Forest island.

A question was asked and answered concerning the placement of the bench on the Pine Valley/Pine Forest island.

Adjournment

The meeting was adjourned at 8:25 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees