

Pine Hollow Homeowners Association
Community Meeting Minutes
November 3, 2008

Attendees

Nancy Kozanecki – Trustee
Ron Ricaldi – Trustee
Regina Blue - Trustee

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 and April meetings were presented to the membership. The balance sheet and the income/expense statement for the period ending 8/31/08 was presented to the membership.

The 2009 assessment are set at \$315. This is the same as 2008.

The HOA has put in a FEMA claim for the costs associated with Ike cleanup and repairs. There is no guarantee that the HOA will receive any monies from this but the effort was made to recoup these costs.

PISD Presentation

The PISD gave a presentation to the membership concerning the Texas school funding crisis and how it applies to Pearland and the residents tax rates.

In 2006, the Texas Legislature capped the amount of funding per student it gives to school districts.

Although it worked initially, this cap has no produced huge gaps in funding among the districts. PISE is headed for financial disaster if the system is not changed.

Neighborhood Safety

Officer Vance was not in attendance for this meeting

2008 Accomplishments

Completed

- Improve Landscaping on Subdivision Island – Pine Forest and Pine Valley
- Notary Services – Free to Pine Hollow HOA Members
- HOA Tax Exempt Status
 - Pine Hollow HOA is now a tax-exempt organization under the 501c(4) designation of the IRS code
 - The Board is still researching why the HOA was not given a 501c(3) designation
- Existing Policy Review/New Policies Adopted
 - Construction Deposits
 - Contractor Bids
 - Advertising in Newsletter – For Sale Items
- Substantial Tree Trimming – Entrances and Back of Pine Chase Drive
- Replaced Pine Hollow Estates Entrance Sign
- Wildflower Reserve Pilot Project – Phase 1
- Ike Clean Up and Associated Electrical Repairs

In Progress

- Drainage Project Construction
- Deeding Detention Ponds to DD#4
 - Application was under review before Hurricane Ike
- Financial Audit
- ARC Guidelines Review

- Pine Valley Brick Fence Repair – Hurricane Ike Damage
 - Waiting on insurance
- Fountain Repairs – Pine Valley and Pine Hollow

Drainage Project Update

Mostly Completed – Requires final grating, clean up, grass and etc

- Improvement Area #8: Improved Pond Connections to Pine Moss
- Improvement Area #9: New Street Drains with Linkage to Detention Pond – Pine Forest and Park
- Improvement Area #10: Improved Pond Connections (Ditch 7 and Ditch 8)

Under Construction

- Improvement Area #7: Improve Connection to Bypass (Ditch #8)
 - A problem has been encountered with “wet sand”, the City and the contractors are reviewing options at this time
- Improvement Area #11: New Street Drains with Linkage to Detention Pond – Pine Forest/Pinehurst Intersection to Ditch #7
- Improvement Area #12: Improved Pond Connections – Pine Moss swale to Ditch 7
- Improvement Area #13: Improved Swale with Existing Ponds – Pine Tree Court/Pine Moss Swale

Will Be Started Soon:

- Improvement Area #14: Improved Connection with Pine Tree Court Swale

DD#4 Projects

- Bypass Phase I – From 518 to approximately 100 ft from the bend and Project Area #6 (Ditch #8 Outfall to Mary’s Creek Bypass) Waiting on the East Mary’s Creek Detention Facility
- Project Area #1 – Weir Structure Work (Temporary) - Filled in when detention pond #9 is decommissioned (Project Area #17).
- Bypass Phase II – Detention Pond Facility; Extension on Mary’s Creek Bypass Past Weir; Permanent Project Area #1 (Weir Structure Work); and Project Area #17 (Behind Estate Section) – tentative start date 2010

City of Pearland Projects

- East Mary’s Creek Detention Facility – Currently in design. It is expected that this project will be put out for bid in 1Q09 and start construction in 2Q09.
- Project Area #17 - Decommission Detention Pond #9 – Waiting on the East Mary’s Creek Detention Facility

There are approximately 130 construction days left.

Committee Reports

Website – www.pine-hollow.org

- No report

Kid’s Party

- Thank you to everyone who helped with the Fall Festival and NNO event.
- Carolyn Ricaldi is resigning as chairperson of this committee. If you are interested in being the chairperson for this committee, please contact a Board Member. Carolyn is still willing to help whoever takes this committee over.

Newsletter

- No report

ARC

- No report

Outreach Committee

- Outreach will be collecting proxies again for our January meeting

Welcome Committee

- No report

Goals and Beyond/Aesthetics

- No additional report.

Miscellaneous

Issues from Prior Quarterly Meetings

None

Reminders

- All fences need to be repaired or replaced by 12/31/08
- Declaration of Emergency Expires 12/31/08 – All suspended DCR's will be fully enforced
- If you cannot meet these deadlines, please contact the management company so arrangements can be made. Exceptions will be given on a case-by-case basis.

Open Forum

A question was asked if cameras could be installed in the subdivision as a way to deter crime. The Board will look into this.

Adjournment

The meeting was adjourned at 8:20 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees