

Pine Hollow Homeowners Association
Community Meeting Minutes
January 7, 2009

Attendees

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

Call to Order

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

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
- ARC Guidelines Review
- Researched Mowing Alternatives – Reduced landscaping costs by 30% exceeding the goal of 20%
- Pine Valley and Pine Hollow Fountain Repairs

2009 Goals

- Execute Plan to Address Flooding Problems in Subdivision with Local Governmental Agencies
 - DD#4
 - Phase I Mary's Creek Bypass Improvements (518 to approximately first bend)
 - Ditch 8 Outfall Construction
 - City of Pearland
 - Construct East Mary's Creek Detention Facility
 - Decommission Detention Pond #9
 - City of Pearland & DD#4 - Temporary Weir Structure Work
 - Pine Hollow – Complete Construction of Drainage Projects (Target date: March 15)
- Deeding of Detention Ponds or Detention Pond Maintenance to Governmental Agency – Or Other Options
- Plan Estate Entrance Revamp for 2010 Implementation
- Oversee Fence Installation at Park
- Hike and Bike Trails – Joint Project with City of Pearland
- Improve Landscaping on Pine Hollow Dr Entrance Around New Sign by Resident Committee
- Financial Audit
- Improve Landscaping on Subdivision Islands - Pine Knot
- Improve Landscaping on Subdivision Islands - Pine Tree Court

Neighborhood Safety

Officer Vance reiterated that residents should not leave valuables in their cars. If you do need to leave something make sure that it is kept out of sight and most importantly lock your doors.

Residents expressed concern about teen-aged drivers in the subdivision that are driving cars but are not licensed to do so.

Residents also expressed concern about the speeding in the neighborhood as well as people running the stop signs.

Annual Elections

No new nominations were made from the floor.

The candidates were Kevin Fite and Ron Ricaldi. Brandon Shimek stepped down from running during the meeting.

Secretary's/Treasurer's Report

The Community meeting notes from the November meeting was presented to the membership.

The Annual Calendar for the HOA was presented to the membership.

The balance sheet for the period ending 11/30/08 was presented to the membership.

The 2009 Budget and assessment breakdown was reviewed

Drainage Project Update

There are approximately 60 construction days left. Construction is targeted for completion by March 15th.

Ike Repairs and DCR Violations

In mid-January an evaluation of the entire neighborhood will be done for Hurricane Ike violations as well as other violations.

Repairs Associated with Hurricane Ike

- Postcards associated with Hurricane Ike repairs will be worded in such a manner to encourage the resident to contact the management company about a timeline for completion of repairs.
- If a resident needs and extension to complete the repairs or needs particular DCR's waved (PODs, RV's, etc), the resident needs to contact the management company.
- Three standard notifications will be sent by March 31, 2009. In the event a resident has not completed the repairs and has not contacted the management company, the final 209 letter will be sent in April.

Committee Reports

Website – www.pine-hollow.org

- No report

Kid's Party

- Welcomed new Co-Chairs – Sharon Bradley and Brenda Esparza

Newsletter

- No report

ARC

- No report

Outreach Committee

- No report

Welcome Committee

- No report

Goals and Beyond/Aesthetics

- Looking for volunteers

Miscellaneous

Ron Ricaldi was re-elected to the trustee position.

Open Forum

The following suggestions were made during the meeting for the HOA to consider:

- Conduct an adult oriented (families without children or grown children) event or party
- Identify cars belonging to residents by providing a subdivision sticker to be placed on the back window
- Install traffic calming devices to slow the speed in the neighborhood such as speed bumps, speed tables, street roughness, broken speed bumps, and etc

Rene West is moving on from the area, she might be interested in giving some of the property that is within Pine Hollow to the HOA

A question concerning water problems was asked. Several residents have reported problems with the water supply. This is a known issue. If problems persist at your house, please contact Danny Cameron at the City of Pearland.

Residents are encouraged to submit ARC applications for all external changes to their property. This includes the backyards.

Formal policies and procedures be established for elections held for HOA Board of Trustees positions and the gathering of proxies for such elections. Kelly Moody and Kevin Fite expressed interest in serving on this committee.

A suggestion to have an annual subdivision garage sale was made. The HOA has sponsored subdivision garage sales in the past with good success.

Adjournment

The meeting was adjourned at 9:55 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees