

Pine Hollow Homeowners Association
Community Meeting Minutes
January 13, 2010

Attendees

Nancy Kozanecki – Trustee
Ron Ricaldi – Trustee
Regina Blue – Trustee
Maria Leal - CMSI

Call to Order

A quarterly meeting of the Pine Hollow Homeowners Association was called to order by Mr. Ricaldi at 7:00 pm.

Ground Rules

The ground rules for the HOA meeting were reviewed with the membership

Trustee Election

The elections chairman, Kevin Fite, requested if there were any additional candidates that were going to nominate themselves from the floor. No other candidates declared.

Speeches were then given by the two candidates, Ron Smith and Sharon Reed Bradley

Financials and Upcoming Events

The balance sheet, income/expense statement summary, and income/expense monthly breakout for 2009 were presented to the membership.

The 2009 non-cash donations/benefits were also shared with the membership. The breakdown for non-cash donations was:

Pine Hollow Residents:	\$ 690.00
DD#4:	\$113,800.00
City of Pearland:	\$ 93,130.67
MUD#18:	\$ 4,601.00
Total:	\$212,211.67
Per Lot Benefit:	\$ 406.55

The 2010 Pine Hollow Budget was reviewed with the membership.

The 2010 Annual Calendar was reviewed with the membership.

A request was made from the membership concerning access to the general ledger.

All members are entitled to inspect the General Ledger. In order to access these records, a member needs to fill out the form "Agreement Regarding Inspection and Copying of Records" which is located in the policy "Inspection and Copying of Association Records". The form should be returned to the Association's management company, CMSI, through Maria Leal, property manager. The management company will coordinate a time convenient to both parties for the visit to CMSI's offices to review those records and make notes from those records. The management company will also arrange, if you wish, to have someone in their accounting department available to answer any questions you may have concerning entries made in the General Ledger.

The membership stated that they had examples of the type of information that they would like to see. The Board requested that the membership sends those examples to the Board.

- It was asked that every dollar be accounted for and shown on the financial report, this is intended for every dollar in and every dollar out is to be shown on the report given out at the quarterly meetings.

Due to a problem with copying in which pages were skipped, the packet that was handed out at this meeting will be posted on the website

A request was made by the membership for the Board to consider lowering the dues in the future since there was a significant budget under-run of \$11K.

2009 Accomplishments

Completed

- Pine Valley Brick Fence Replacement
- Execute Plan to Address Flooding Problems in Subdivision with Local Governmental Agencies
 - Pine Hollow HOA – Completed Construction of Internal Drainage Projects
 - City of Pearland & DD#4 - Permanent Weir Structure Work – Concrete wall installed to bank height
 - City of Pearland – Purchase of easement for Pine Chase/Pine Crest Swale
- Improve Landscaping on Subdivision Islands - Pine Knot
- Improve Landscaping on Subdivision Islands - Pine Tree Court
- Improve Landscaping on Pine Hollow Dr Entrance Around New Sign
- Traffic Calming
 - Stop Signs Installed at Pine Crest and Pine Chase (4-way)
 - Evaluated Intersection of Knotty Pine and Pine Chase – Stop Sign Not Warranted
 - Evaluated Intersection of Pine Lawn and Pine Forest – Stop Sign Not Warranted
 - City Traffic Engineer determined that additional traffic calming devices (speed bumps, speed tables and so forth) were not warranted in the subdivision.
- New Policies and Guidelines Adopted
 - Violations and Repeat Violations
 - Pine Hollow HOA Elections Guidelines
 - Records Retention
 - Inspection and Copying of Association Records
 - Donation Policy
- Oversee Fence Installation at Park
- Hike and Bike Trails – Joint Project with City of Pearland – Postponed until 2011
- Plan Estate Entrance Revamp for 2010 Implementation
- Established Neighborhood Watch Program
 - Signs for the Neighborhood Watch Program will be posted at each of the entrances.
 - Pine Hollow will be the 4th Neighborhood Watch Program established in the City of Pearland
- Financial Audit
- Applied for FEMA Reimbursement for Ike Expenses

2010 Goals

- Subdivision Survey
- ARC Guideline Review by ARC
- Reclaim Taxes
- Estate Entrance Revamp
- Traffic Calming – Reduce Speed Limits within Subdivision to 25 mph
- Deeding of Detention Ponds or Detention Pond Maintenance to DD#4
- Financial Audit
- 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
 - Construct Swale behind Pine Chase/Pine Crest in Estates Section

Development of Properties

Jamison Landing

- After years of being left idle, plans are being made to develop Jamison Landing. Jamison Landing is located east of Pine Hollow Drive.
 - It is the property near the park that has the roads in but no buildings where some construction activity is occurring.

- The current development plans are to have an R-4 subdivision.
 - There will be either 59 or 67 single family homes built in this subdivision.
 - This property will most likely not be in a MUDD since the infrastructure has already been installed and paid for.
- The developer is currently working with several builders to develop this subdivision.
 - These will be "starter homes". The starting price at this time is unknown since the builders have not committed to this project.
 - The aim is to have these homes on the market as soon as possible to take advantage of the home buyer tax credit. However, market forces may influence the timing of this project. The goal is to have the final plat recorded in January if all approvals are given.

Pine Crest/Pine Chase Swale

- The purpose of this swale and berm is to redirect the water from the 40 acres of undeveloped tract away from the Pine Hollow drainage system to Mary's Creek Bypass.
- The drainage system capacity will now be primarily for Pine Hollow drainage opposed to the 40 acres of undeveloped tract.
- All parcels of land have been obtained at a cost of approximately \$70,000 to the City of Pearland.
- Work will start soon but no date has been set. Last update was mid-January

Decommissioning Pond #9

- Detention Pond #9 is being filled in for the following reasons:
 - This detention pond does not function as a detention pond. When storms have occurred, this detention pond does not collect water because it is too high.
 - The capacity of detention pond #9 will be part of the East Mary's Creek Regional Detention Pond. This will thereby be additional capacity where water can be stored unlike the situation we have now.
 - Filling in the pond will allow for hike and bike trails to be located away from the edge of the bypass. This will be safer for those on the trails as well as prevent the trails from being damaged by the heavy machinery that is used to maintain the bypass on a routine basis
 - The City is fully responsible for the costs of this decommissioning. The land will be graded and a drain installed. The outfall from this detention pond will remain to drain the small amount of water that actually makes it to this area today
 - Needs to be filled in for the DD#4 deeding. Waiver of fees based on the pond being filled in.
- Hauling Activities - This will be a temporary inconvenience to all residents.
 - Hauling activities will be restricted from 8:30 am - to the time the children are out of school with all activities ceasing when the children arrive home from school.
 - Begin the hauling in the second quarter 2010 and should take no more than 45-60 days to complete pending on the weather.
 - The HOA is working with the City to evaluate several potential routes to minimize the impact to the neighborhood. Consideration is being given to the most direct route, pipeline locations, the number of turns, width of streets and easement stability.
 - The City's contractor has selected a preferred route that is call the Pine Crest route. However, there are no details at this time as to the exact route that will be used. The City still has not approved this route. As soon as the HOA is given the route, the HOA will share it with the membership.

Homeowner Questions

- ARC/Guidelines – Continue?
 - The ARC is committed to the neighborhood and feels that the Guidelines and the Committee are vital to ensure the value of our properties
 - The ARC is doing an overall re-write of the guidelines document and has set a deadline of March 31st to complete this activity
 - The revised document will be posted for 30 days for comments
 - Comments will be reviewed and evaluated by the ARC for possible inclusion in the final draft
 - The ARC will continue to do walk throughs of the neighborhood, but only from the sidewalks.

- The ARC is evaluating improvements to this process.
- The ARC invites neighbors to participate in the walk throughs.
- Food for Thought - Please send any ideas to an ARC Member
 - How can we improve the ARC application process?
 - How can we help homeowners follow the process?

A request from the membership was made to stop the walk throughs until a new set of guidelines had been developed, the current guidelines are outdated and many should no longer apply. Blatant violations do not apply to this request.

Committee Reports -

Due to time constraints this was skipped during the meeting but many of the topics were discussed throughout the meeting

Website – www.pine-hollow.org

- No report

Kid's Party

- Welcomed Chairperson – Mandi Ralston
- Looking for volunteers
- Spring Fling is Saturday, March 27th

Newsletter

- Next newsletter deadline is March 5th
- Newsletter to be sent out March 15th

ARC

Outreach Committee

Welcome Committee

Goals and Beyond/Aesthetics

Elections Committee

Election Results

Ron Smith was elected to the trustee position for a 3 year term.

Adjournment

The meeting was adjourned at 8:50 pm.

Approved:

Nancy Kozanecki, Recording Secretary

Member, Board of Trustees