

TEXAS NATIONAL PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 3, 2016

Attendees:

Sandy Russell – President

Gary Hines – Director

LaVonne Self – Secretary

The meeting was held at the Willis Community Center, 109 Mink Street in Willis Texas at 6:00PM.

At the beginning of the meeting, Sandy Russell gave the floor to Robert Santini, of Friendswood/Lennar Homes. Mr. Santini gave a presentation regarding the landscaping in the common areas within the subdivision. It was agreed by all that the entrance needed new plants and a fresh and more attractive landscaping also. The Board formed a landscaping committee to guide and help with the planning and decisions on plants to be purchased. Mr. Santini also asked that the Board consider an adjustment in Lennar's maintenance fees for the 181 lots they own in the undeveloped sections when their exemption expires.

Sandy called the meeting to order and a financial report was given and the minutes of the previous meeting were approved. Sandy announced that the Semi-Annual Members POA meeting will be held on Monday May 2 to accommodate more residents that may want to attend. There will be nominations and Board Directors elected at that meeting. Sandy explained in detail the steps that were being taken on the recommendation of our new attorney, to deal with the few home owners and lot owners in the developed section who steadfastly refuse to pay their maintenance fees.

There was a lengthy discussion regarding the speed limit in the subdivision and a possible solution to deter the residents that speed on our streets. The Board will consider lowering the speed limit to 20MPH. David Randall, our liaison to the Pct. 1 Commissioner's office, is going to see how Mr. Meador feels about potentially lowering the speed limit. Board members reported meeting with Constables Douglas and Rusty Fincher for information about hiring Deputies but at this time no Deputies have accepted our offer.

The need for our subdivision to have an area for community events and also a place for our residents to gather has been an issue for some time. The Board presented four models of pavilions to be placed at the space on the corner at the entrance across from the Lennar model home. There were opinions and concerns regarding size and style. The Board said that they hope to have more information by the March meeting so a decision to approve or reject the project can be made. Mr. Santini agreed that Lennar is willing to make a significant monetary contribution to the pavilion.

There being no further business, the meeting was adjourned.