

Texas National Property Owners Association
Board of Directors Meeting
August 8, 2017 @ 6:15 PM

Board Members Present: Katy Williams, Pat Herrington, Richard Cherry, Giustina Persich and Sandy Russell Absent: None

Investment Management Company: Megan Berry and Rhonda Roberts

The meeting was called to order at 6:15 P.M. - Katy Williams

Minutes:

Approval of previous Minutes: Sandy moved to accept, Richard second motion, motion carried and passed for minutes to be approved, with a typo correction on #6 (above ground pool, #2 motion did pass to defer the idea of changing trash company)

Financials:

July 2017 financials were presented; Sandy made a motion to accept as presented, Richard second motion passes.

Committee Reports:

- 1.) **Beautification Committee:** The board discussed current contract for landscaping and new bids, they would like to include weeding, mowing all the common areas, mulch Once a year, trimming of bushes on a quarterly basis, ant control, fertilizing, and Maintenance of easements 3 times year. Gary Hines addressed the board volunteering To paint the curbs in the front of the neighborhood.
- 2.) **DRC Report:** There were no submissions at this time.
- 3.) **Activities committee:** Krista addressed the board regarding the recent activities in the neighborhood, the last large get together was July 1, they are working on a Fall festival for the end of October. The committee will notify the board the closer They are to a date.

Old Business:

- 1.) **Storage Unit:** Pat rented a 10x20 storage unit at \$115.00 per month to store all of The Holiday decorations and other items, Unit # is 27.
- 3.) **Pothole repairs:** Sandy addressed the board; she has not started the repairs yet, will Be starting once she can get out and look at the damaged areas. Giustina made a motion to allow Sandy to purchase asphalt in the amount of \$150.00 and be Reimbursed by the Association, Pat second motion and motion passes.
- 5.) **Website/Newsletter:** The newsletter was delivered on August 6, the board thanked Gary Hines for volunteering, the newsletter was uploaded to The Associations Web site. There was discussion regarding the next newsletter, the board tabled further Discussion Until Next Board Meeting

New Business:

- 1.) **Bank Account Wood Forest:** Pat Herrington (Vice-President) made a motion to remove all current signers from the Wood Forest bank Account, the account number (1394001851) and add Pat Herrington, Katy Williams and Steve Durham As The Current Signers Sandy second motion and motion passes. Pat made a motion, close the debit card attached to the account, Sandy second the motion, Richard and Giustina voted against closing it and Katy Williams voted in favor of closing, motion Passes. Richard made a motion to keep the credit card account open and to continue to Use it for Association uses, Giustina second the motion and the motion passes.
- 2.) **Landscape Bid Form:** The board will update the form to retain new landscaping bids For the neighborhood, the existing contract expires September 30.

- 3.) **Yard of the Month:** Katy addressed the board regarding “Yard of the Month” they have an anonymous homeowner that would like to donate \$50.00 bi-monthly and have the Association to match and pay the winner \$100.00, and have a Sign in the winners yard. Richard made a motion to accept, Pat Second that motion, the board voted and Sandy and Giustina were against the idea, Katy was the Tie breaker, and voted in favor of the motion and the motion passed.
- 4.) **Mr. Kornhauser Retainer:** The board discussed the information that Kornhauser Attorney at Law has pertaining to the golf course. Pat made a motion to contact his Offices and have that information turned over to the Association. Megan to check and See what portion of the retainer still remains in his office. Giustina Second Motion And Motion passes.
- 5.) **Votes per lot:** The board asked how many votes each member can have, per the deed Each lot gets one vote.
- 6.) **Maintenance fee’s pertaining to Lennar and MUD:** The board discussed the Billing of the builders and the MUD district for lots owned in the neighborhood. The deed restrictions stated that a builder is exempted from paying the first two years once that time expires and construction has not started, they are to pay maintenance dues, on the empty lots at the rate of every other lot, each lot in the neighborhood is to Pay maintenance dues.
- 7.) **New legal representation:** The board discussed the current attorney, Jess Bailey. Pat Made a motion to stop using Ms. Bailey and start interviewing new representation. Sandy 2nd motion and motion passes. Megan Berry suggested The Fowler Law firm, Daugherty and Jordan, Sandy suggested Ed Joyal. Megan will set a meeting up with The Fowler Law firm and send an email out to the board.
- 8.) **Security Cameras and Bulletin Board:** The board had a discussion of who would Be responsible for the security cameras. Megan Berry with Investment Management Company, stated that in order for someone to monitor a security system they must be licensed, Megan will email the Law pertaining to the monitoring of security systems For the board, the board agreed to table further discussion until they receive.
- 9.) **Cancel the phone line/Change of address:** Richard made a motion to cancel the phone line, Giustina second motion and motion passes, Pat made a motion to put in a Change of address at the post office, Giustina second motion and motion passes.

Next Board meeting to be held on: September 7 at 6:15 p.m. @ Willis Community Center

- ❑ **Summary of Executive Meeting:** None held this month
- ❑ **Adjournment:** Meeting was adjourned at 8:00 P.M.