

Oakwood Glen Homeowners Association

Board of Directors Meeting

April 15, 2014

The meeting of the Board of Directors of Oakwood Glen Homeowners Association was held April 15, 2014, at 7 p.m. at the clubhouse at 17902 Hawk Haven Lane.

In Attendance:

Board members in attendance were Gaynell Lira, Martha Buckner, Jim Alexander, Greg Gillis, Patty Inzana, Barbara Yates, Janet Rolston and Ken Foster. Management in attendance was Betty Waldheim and Rebecca McCleary.

Call to order:

Due notice of the meeting had been given and a quorum was present, the meeting was called to order at 7:05 p.m.

Homeowners in attendance:

There were 57 homeowners in attendance.

Approval of the Minutes:

The board reviewed the revised minutes of the February 18, 2014, meeting. Patty Inzana made a motion to approve the revised minutes. Martha Buckner seconded. The motion passed.

The board reviewed the March 18, 2014 minutes. Greg Gillis noted that on page 2 under *Committees*, the word *would* should be changed to the word *should*. With that exception, Janet Rolston made a motion to approve the minutes. Martha Buckner seconded. The motion passed.

Actions between meetings:

There were no actions between meetings.

Trash Policy Statement:

Attorney Brent Lane presented a statement regarding the trash policy document which has been put into place and recently distributed to homeowners.

Security report:

Deputy Tomte delivered the security report. Issues of speeding and cars running stop signs were discussed.

Old Business:

Land Survey:

APM reported that Providence has suggested that a meeting be set up between the board, Faithbridge and Providence. APM will set up a date for that meeting before the survey takes place. Faithbridge will share in the cost for the survey. A school will be built and the board is working with Faithbridge to get a fence put in along the property line so there will be a separation between Oakwood Glen and the school to deter incidences with kids coming into Oakwood Glen. Their driveway is against Oakwood's soccer field and a fence would deter any damage to our property.

Insurance:

We are staying with the same insurance company we had previously and next year we will try and see if we can get with Philadelphia. The policy was expiring as of today so it was renewed at the rate we had approved in the budget. The issue with the signs and drains in the pool has been resolved and they are compliant and the insurance company has all the information they need.

New business

Electric Company Rates:

APM provided a bid from TriEagle. Oakwood Glen's current rate is on flexible between 11 cents to 44 cents. The board discussed the bid from TriEagle and it was determined that the prices shown did not include TDU charges. APM will find out what the TriEagle rate is including TDU charges. Patty Inzana suggested going with a 12 month contract as long as the TDU charges do not make TriEagle's rate higher than Oakwood is currently paying. APM will email the total TriEagle rate information to the board before a decision is made and the board could do an electronic vote.

Survey Bids:

APM provided 3 bids for the survey. The board commented that there is a big price difference for the bid from Hovis and that their bid is not as specific. The Board decided to table the survey until more specific information is provided from Hovis on their bid and APM will provide that information at the next meeting.

Volleyball Court:

APM provided 2 bids and a third bid is pending. The board discussed the bids presented and decided to table the project until the third bid is received.

Club House Building Repairs:

Gaynell Lira stated that she has discussed with APM the situation of needed repairs to the club house building. The ceiling above the office area is dipping and could cave in if repair work is not done. We have received one structural engineer's opinion from JR Construction, and they suggested that we should get another opinion before any decisions are made. APM will get an additional structural engineer's opinion and we should have that information at the next board meeting. If the repairs would be extremely costly, the board would not make a decision without notifying the homeowners of the details and cost of the repairs needed. JR Construction felt that we should be able to get 10 - 15 years more out of this building. The MUDD district built this building in what is called a barn yard style. The building doesn't have a foundation and they used longer joists than they should have. There are problems with the front porch and the whole roof. We need to get a new roof but we can't because no roofer will get on top of the building for fear of falling through and the walls might not support a new roof.

Neighborhood Repairs:

Homeowner commented that the neighborhood has cracks in the streets and asked how that would get repaired. The board commented that the county would do those repairs. You can go on the Harris County, Precinct 4 website and file a repair request. They will also take care of sidewalk repairs or drainage problems on your street. After you file the repair request they will send you an acknowledgement and give you a time frame. Also, if you see a street light that is out, get the number on the light pole and then go online and report that.

Open Forum:

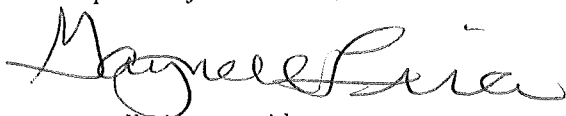
Homeowner comments:

- A yard has been flooded on numerous occasions with water coming from the Oakwood pool. The Board advised that Oakwood Glen has a new pool company this year and that the homeowner should contact APM with any issues. APM will communicate with the pool company to resolve any problems.
- Facebook could be utilized to poll homeowners for their opinion and that would encompass 227 homeowners. The board commented that there are 902 homes so that would not be a majority and that Facebook is a social media and not an official Oakwood Glen site.
- A modesty fence could be used to conceal the trash cans. The Board advised that an Architectural Control Request form would need to be submitted for that. The ACC request form can be obtained from the APM website WWW.ACTIONPROPERTY.NET.
- A better form of communication is needed between the board and homeowners. A communications committee was suggested as a liaison between the board and the homeowners. The board commented that at the last meeting, as noted on the March 18th minutes, it was decided that Martha Buckner would chair a communications committee and Gaynell Lira and Patty Inzana would co-chair a social committee.
- Can the association documents such as the deed restrictions or the bylaws be changed? The board advised that it would require contacting 100% of the homeowners and 75% of the homeowners would have to be in agreement.
- Homeowner commented that the Oakwood Glen deed restrictions for Section I and Section II are different. Section II is newer than Section I. The homeowner lives in Section I and feels that the trash can policy does not apply to Section I.
- Homeowner commented that they do not have a place to store their trash cans so that they will be out of public view as specified in the trash can policy and asked if the Board could rescind the policy. The Board commented that although it can't rescind the trash can policy, it may be possible to tweek the policy through another resolution. Between now and the next meeting, the Board could work on ways of possibly doing that and those ideas could be proposed at the next meeting. The Board suggested that the homeowners should also communicate their ideas to the communications committee for review before the next meeting on May 20th.
- The Board agreed that no DR letters for trash cans in public view would be sent out between now and the next meeting on May 20, 2014. Patty Inzana motioned to approve. Jim Alexander seconded. The motion passed.

Adjournment

Being no further business to come before the board, the meeting adjourned at 9:27 p.m.

Respectfully submitted,



Gaynell Lira, president
Oakwood Glen Homeowners Association