

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
OAKWOOD GLEN HOMEOWNERS ASSOCIATION, INC.**

**February 21, 2017  
17902 Hawk Haven  
Spring, Texas 77379**

**CALL TO ORDER**

With prior written notice by the President and a quorum of Directors present, the meeting was called to order at 7:00pm.

Board members in attendance were Mike Harris, President; Ken Clark, Vice President; Linda Clarke, Treasurer; Kristin Ricketts, Director; Jack Eannarelli, Director; John Goff, Director. Ry Reid, PCAM, CMCA, AMS is representing Sterling Association Services, Inc.

**Absent:** Patty Inzana, Secretary and Greg Gillis, Director.

**Meeting Agenda**

The Agenda was reviewed by the Board and Mr. Clark made a motion to accept the Agenda as presented and Mr. Eannarelli seconded and the Board approved.

**Nomination to Appoint Director**

Ms. Nicole Loreth was nominated to fill the vacant position of Jill Colbert which expires in 2017. Mr. Eannarelli made a motion to appoint Ms. Loreth to the vacant Director position and Mr. Clark second and the Board unanimously approved the appointment. There were no members present early in the meeting.

**Homeowners in Attendance**

Ms. Peggy Glover and Mr. William Fielder.

**Meeting Minutes approval and Actions between Meetings.**

Meeting Minutes approval and Actions between Meetings:

- A. Minutes for the January 17, 2017 Board Meeting was approved by majority vote via email on February 13, 2017. The vote was six Directors in favor, one abstained and two did not respond to the call for a vote.
- B. Announce Actions between Meetings: The Board voted unanimously by email vote to approve a payment plan for one Homeowner on the following date: January 29, 2017.

**SECURITY REPORT**

Mr. Goff stated that most calls made to the Sheriff's Department between January 17<sup>th</sup> through Feb 15<sup>th</sup> were minor responses. Mr. Eannarelli is working with the Sheriff's office in removing abandoned vehicles in the community.

- 1. Architectural Review (ARC)
  - a. There were very few submissions this month.
- 2. Deed Restrictions.  
Mr. Eannarelli stated that there is progress being made in the community but still items that need to be worked on. Mr. Reid reported there were 42 Deed Restriction Letters sent out this month.
- 3. Landscaping.
  - a. No report at this time. Ms. Loreth volunteered to be the Landscape Committee Chairperson.
- 4. Insurance. The Board requested proposals for the Association's insurance policies.

5. Phase III

- a. Mr. Harris stated that Mr. Gillis will need \$3,300 for the camera system and another \$200 for incidental costs. Mr. Clark made a motion to have a check cut for \$3,500 and issued to Mr. Gillis to purchase the camera system and all additional equipment and this money is to be taken from the reserve account. Mr. Eannarelli seconded and the Board approved.

6. Phase IV

- a. Mr. Harris informed the Board that the current Key FOB controller cannot handle any additional control pads. Instead of purchasing a new controller, it is suggested that we install a panic button release in place of the control pad inside the pool area. This way anyone could exit the pool area without a Key FOB but could not reenter the pool area without a Key FOB. The recovered control pad could then be installed on the gate to the tennis court.

7. Pool. Mr. Harris stated the pool does not have a phone installed outside the pool area as per Texas State Law. Mr. Reid stated he would contact On Guard to have the 911 system installed at the pool.

8. Tennis Court.

- a. No report.

9. Community Outreach

- a. No report.

10. Pedestrian Bridge Proposals.

- a. The Board reviewed three proposals to refurbish the pedestrian bridges. Three (3) bids were received: City Maintenance: \$3,873; McKenna Construction: \$4,865 and Nicholson Brothers Construction: \$9,610. Ms. Clarke made a motion to approve the City Maintenance Proposal at a cost of \$3,873 and the costs to be paid from the reserve funding. Mr. Goff seconded and the Board approved

11. Refurbish Pool Area.

- a. The Board reviewed three proposals to refurbish the pool area. Property Services, \$13,070; McKenna Construction: \$23,765 and Nicholson Brothers: \$18,972. Mr. Eannarelli made a motion to approve Property Services bid of \$13,070 and the costs to be split between the Operating and Reserve Funds. Ms. Clarke seconded and the Board approved.

12. Security Light Change Out Program.

- a. Mr. Harris stated that about 40% of the new light fixtures have been back ordered but were shipped on the 20<sup>th</sup>. We will begin changing out the fixtures as soon as they are delivered.
- b. Nine Guard Lights in the back park are on Centerpoint's flat rate maintenance program. Ms. Clarke is in contact with Centerpoint to have the guard lights changed out to LED lighting. Mr. Harris stated this change would help the Association to lower the electricity cost.

13. Signage at Pool. Mr. Harris stated the four signs on the parking lot at the pool had been removed and one of the posts will need to be straightened. Jack Eannarelli will get pricing on four signs stating "Parking For Oakwood Glen Residents Only".

14. Trash Can Policy. The Board discussed the Trash Can policy which was passed by the previous board three years ago without giving the residents an opportunity to vote on changing the covenants. Section 1 documents state they may leave sanitary trash cans in view, but Section 2 requires they be placed out of view. In 1977 both sections were separate Homeowner Associations and then merged into Association Oakwood Glen but the covenants were not combined. The Board has tabled this policy discussion until the community can be notified that a discussion regarding this policy will be held in an open Board Meeting.

**COMMUNITY FORUM**

1. A resident spoke with the Board concerning a Deed Violation Letters they had received concerning an RV stored in their driveway. They informed the Board they do not own an RV and the letter was sent to the wrong address.
2. Another resident stated they had received a letter concerning their RV stored in their driveway but had spoken with a Board Member to approve keeping the RV in the driveway for 1 and ½ weeks while making repairs. The Board stated they had agreed to 1 week, but the RV had been in the driveway longer than agreed.

### **FORECLOSURE ACTIONS**

None during this month.

### **ACCOUNTING**

The December 2016 financials were reviewed and Mr. Reid stated there was \$69,343.33 in excess cash carried over from 2016. Ms. Clarke made a motion to move \$69,343.33 from the operating to the Amegy Reserve Fund. Mr. Clark seconded and the Board approved.

### **EXECUTIVE SESSION**

The Board entered into Executive session at 8:02pm.

At the request of Account #217780, the Board reviewed charges applied to his account.

Ms. Clarke asked that the LPL Operating Fund be moved to the Reserve Accounts.

The Board reviewed the Attorney Status Report with no action to take.

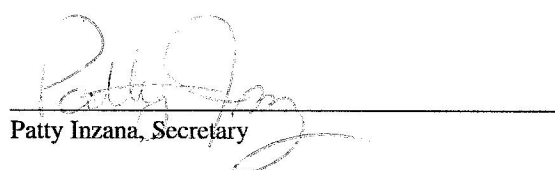
The Board reviewed the Compliance report.

The Board adjourned the Executive Session and convened the General Business Meeting at 8:28pm.

### **GENERAL SESSION**

With no further business to come before the Board the Board adjourned the General Business Meeting at 8:28/p.m.

Next meeting is scheduled for March 21, 2017, 7pm, 17902 Hawk Haven Ln, Spring Texas, 77379.



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Patty Inzana, Secretary