

Canyon Gate at Cinco Ranch Homeowner's Association
March 16, 2018 HOA Board Meeting
6:30 pm at the CG Rec Ctr

Attendees:

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|--------------------------|-------------------------------|
| Bernie Leaney, President | Jim Pongrass, Vice President |
| Doug Brewer, Secretary | Joe Gibson, Treasurer |
| JR White, Sgt at Arms | |
| 6 residents | Deputy Constable Erma Compean |

Treasurer Gibson called the meeting to order at 6:36 pm, quorum established with 5 board members. After agenda was approved, Board member Brewer motioned selecting PMG-H as the new management company to lead Canyon Gate into the future. Motion seconded by White and Gibson. Motion unanimously approved. President Leaney stated that increased communication with residents is a high priority with PMG-H. Onsite manager Maggie McKay starts Monday 3/19 at 7am. Office hours will be Monday, Friday 7am – 4pm and Wednesday 9am – 6pm. Treasurer Gibson mentioned PMG-H's Town Square Web Portal for Canyon Gate residents only for information and a link to the HOA Website. The board negotiated with PMG-H, removing extra fees if duties performed onsite. The board signed a 2 yr contract.

President Leaney reported 2018 dues are coming in slightly ahead of 2017's pace. We have more payment plans set up this year. The CPA David Chaney reported the HOA was on track to have a surplus in 2017 of \$100K for reserves, but then Hurricane Harvey hit. Still Canyon Gate has \$600K in reserves and our portfolio grew \$30K in 2017.

The 2017 audit was presented with copies handed out to residents and board members. The audit will be available next week on the website.

Treasurer Gibson and President Leaney discussed approval of an SBA loan in the amount of \$426,400 for 30yrs at 2.5% for the damaged fencing. For the loan, 50% of Canyon Gate residents must approve possible multiple assessments.

The board discussed the fencing and unanimously decided to replace the crete with brick. The immediate focus will be the crete fencing along Canyon Gate Blvd, Verde Canyon and Grand Canyon which we will be replacing with brick. The wrought iron with crete at the bottom will remain for the time being. These areas will be replaced at a later date. Board members Brewer and Gibson will gather bids on 6000 linear feet of brick. Member Pongrass will get debris removal bids. On other debris, Kristina with HHR has debris removal help.

VP Pongrass reported that Deed restriction letters went out.

Sgt at Arms White reported on the land locked land at the pocket park.

Secretary Brewer reported Inframark is completing cleaning storm and sewer drains by the end of the month. He also reported that WFDD is in talks with the Corps about obtaining dredging permit to remove silt from our Diversion Channel adjacent to Canyon Gate to the Buffalo Bayou. Pres Leaney is in email talks with the Corps about a town hall meeting in CG..

VP Pongrass is collecting bids on new Security cameras.

ACC violations discussed and will be followed up by board members.

Meeting ended 8:15pm.