

**CANYON GATE @CINCO RANCH HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 12, 2018**  
**11:00 am**

**EXECUTIVE BOARD MEETING**

**PRESENT/QUORUM**

Present and representing a quorum were Bernadette Leaney, Doug Brewer, James Pongrass, JR White and Joe Gibson. Also, in attendance at the meeting were Patty Hardilek of CCB Property Management and Kristine Thomason of KJT Consulting. Several homeowners were also in attendance.

**CALL TO ORDER**

The meeting was called to order by President Bernadette Leaney at 11:08 am in the party room.

**VISITORS/GUESTS**

Several homeowners addressed the board about various subjects including concerns about the bid for the rebuild of the rec center, ongoing issues with the lack of KISD school buses serving the community, flooded vehicles remaining in driveways, the need for improved communications between the board and members of the HOA, and the timing of regular board meetings and notices regarding such.

Kristine Thomason of KJT Consulting introduced herself to the attendees and explained her role as a consultant specializing in HOA matters.

**MINUTES**

The minutes of the January 2018 board meeting were accepted and approved.

**FINANCIAL REPORT –**

Patty stated that dues seemed to be coming in as normal, but that figures in March/April would be better to determine how Hurricane Harvey will affect the HOA income figures.

Reserve amounts were discussed, and Patty confirmed that she would be preparing a check for Edward Jones in the amount of \$172,000 to be deposited into the HOAs investment funds.

Patty stated that the annual audit had started, and she was in the process of gathering information for the CPA, David Chaney. She expected the audit to be complete in early March.

**Old Business**

The common area fencing along Canyon Gate Blvd. was discussed. Doug stated that he had refigured the linear footage of the fence and there was 6,615 linear feet of crete fencing. After reviewing bids, he calculated a price of \$114/linear foot for brick, \$84/foot for crete fencing. Other options may be considered for the fence repair/replacement such as a combination of brick and crete, moving intact crete to areas where only a section or two was damaged, etc. More options will be considered as more information is received on the SBA loan or the possibility of a line of credit. The board agreed unanimously to prioritize the fence work so that repairs can be made in stages.

Construction debris was discussed; the board confirmed that homeowners need to have their contractor remove construction debris as Best Trash will not remove it as it requires special disposal methods. Jim Pongrass stated that deed restriction inspections were performed the previous weeks and over 200 properties were written up for various infractions. He clarified that debris piles that had obviously been sitting for some time would be the main focus for debris citations. The subject of flooded vehicles still sitting in some driveways was discussed. The board

can address this issue directly with the homeowner via a letter, but can't have a vehicle removed if it is parked in a driveway.

Patty announced that Securitas would be taking over the contract for gate attendants/security officers as of March 1. The HOA requested all current guards be hired on and believes that will make for a seamless transition.

The board has entered the competitive process of getting bids from several different property management companies and will be reviewing all the information received over the next few days. The next board meeting was scheduled for Friday, February 16<sup>th</sup> at 10:30 am to discuss bids that were received from property management companies.

It was agreed that the community will be notified of projects over 50k at board/HOA meetings or through email communications. Aligning with this commitment, the board communicated that the on-boarding of a new HOA management company will be over 50k.

The board of directors elected officers for the board as follows:

Bernie Leaney – President  
Jim Pongrass – Vice President  
Joe Gibson – Treasurer  
Doug Brewer – Secretary  
JR White – Director at Large

**With no further business to discuss, the meeting adjourned at 2:25 pm.**

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**Doug Brewer, Secretary**