

**CANYON GATE @CINCO RANCH HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 22, 2018**  
**1:00 PM**

**EXECUTIVE BOARD MEETING**

**PRESENT/QUORUM**

Present and representing a quorum were Bernadette Leaney, Doug Brewer, James Pongrass, JR White and Joe Gibson. Patty Hardilek of CCB Property Management was in attendance as well as representatives from HHR and several homeowners.

**CALL TO ORDER**

The meeting was called to order by Bernadette Leaney at 1:05 pm in the party room.

Kristina Bozoarth of the Harvey Housing Recovery program was in attendance and gave an outline of HHR and their scope of activities to the board.

The minutes from the annual meeting were accepted.

**FINANCIAL REPORT –**

Bank account balances were reviewed - balances as of 1/22/18 were as follows:

Cash on Hand and in Bank			
Petty Cash		3.93	
Green Bank - Operating		19,000.73	
Green Bank - Lockbox		15,567.99	
Green Bank - Money Market		235,952.19	
Green Bank - Road Reserve		3,801.31	
Green Bank - Adopt A School		9,041.04	
Green Bank - Recovery Fund		255,453.34	
Total Cash on Hand and in Bank		538,820.53	
Investments			
Edward Jones - Reserves		384,095.00	1/19/2018
Total Investment Accounts			

The board discussed reserves and agreed unanimously to put the \$137k that was earmarked to pay the LMA in the Edward Jones investment account in something that could easily be moved if needed.

Patty stated that there was \$35k remaining from the 2017 operating fund that could be moved into reserves; the board unanimously agreed.

Therefore, with the EJ investment account balance as of 1/19/18 of \$384,095, the addition of the balance from the road reserve fund of \$3,801, a deposit of \$35,000 and the \$137,000 from the LMA, the total reserves will be \$559,896.

**New Business**

Several homeowners were in attendance to voice their concern about the board receiving and subsequently approving, one bid (from NRT) for the rebuilding of the recreation center. Bernie Leaney stated that she, Doug Brewer, Jim Pongrass and

JR White had all approved moving forward with NRT; Joe Gibson did not agree with awarding NRT the work without obtaining other bids.

Bernie stated that under normal circumstances multiple bids would have been taken. However, given that everyone had been busy with their own rebuilding efforts in November, no other bids were requested or received by anyone. NRT was recommended by an ex-board member who had used them before and NRT had been used for the muckout of the recreation center and guardhouse immediately upon gaining access to the subdivision. NRT made themselves available to meet with the board to discuss the recreation center in November.

There was discussion about how the proceeds from flood insurance must all be spent on the rebuilding.

A request was made by homeowners for the board to let homeowners know when an expenditure of \$50,000 or more was being deliberated; the board agreed to consider this in the future.

The website was discussed as it is in need of updating and would be good if information could be posted in real time. Homeowner Candice Watson volunteered to spearhead an effort to revamp the website.

The land parcel at the park was discussed; JR White stated he would do some research on the parcel; the subject was tabled until further information was received.

Jim Pongrass discussed resuming deed restriction inspections. Ongoing debris problems were discussed and the possibility of levying higher fines was brought up. As this will be an ongoing issue as people continue rebuilding, debris removal will be revisited.

Patty gave an update on the SBA loan application, which was submitted in October to aid in the HOAs costs for replacing the concrete wall/fencing along Canyon Gate Blvd. The SBA had sent a letter stating that further information was needed to clarify the HOA's ability for "multi-year assessments." The HOA attorney was reviewing the SBA letter and we were awaiting their response. Once received, all information would be resubmitted to the SBA along with updated bids for fence

Common area fencing was discussed – the linear footage is a great deal higher than was originally estimated at just over 9,000 linear feet (original estimates were for approximately 5,000 linear feet). Homeowner Candice Watson stated she has worked with several contractors since the flood to negotiate lower prices. The board agreed to sending her the bids received by us regarding crete/brick fences.

The board reviewed the current late fees on service charges for annual dues. Currently, a \$25 late fee is charged for those accounts not paid in full by 2/15. A \$5/month service charge will be assessed for payment plans. The board unanimously agreed to waive monthly service charges, but the late fee will stand as there must be some benefit for those who pay in full and on time.

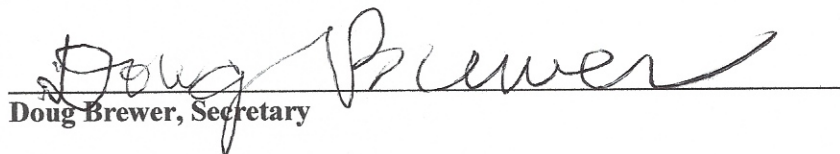
Security issues were discussed as there have been issues with specific contractors. The gate attendants will be notified when there is a specific contractor that should not be allowed in and will do their best to keep them from entering.

The board discussed ongoing issues with Allied, the company providing guard services. Patty stated that while the guards were great, there have been ongoing issues with the management, including guards not being paid for overtime hours, the non-response of supervisors, and security license issues. Most of the guards were brought over when the HOA switched from Securitas to Allied in December 2016. At the time, Securitas' bid was high and the business moved to Allied. Securitas recently rebid and was able to offer a better price than Allied; the board unanimously agreed to go back to Securitas.

The low spots on roads (commonly called birdbaths) were discussed. There are several areas in the community where the road has settled and water collects. For \$1,800 to \$2,400 per spot, foam can be injected into the ground to raise the concrete. The board did not feel this expense could be justified currently and will address the areas on an as needed basis

as needed basis when roads were replaced. Joe Gibson would communicate this to Mr. Connor who had been in contact about the issue which occurs in front of his home on Canyon Run.

**With no further business to discuss, the meeting adjourned at 4:35 pm.**

  
Doug Brewer, Secretary