

THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS HELD THEIR REGULAR MEETING ON THURSDAY, NOVEMBER 20, 2014 AT 6:00PM AT 16607 CLAY ROAD, HOUSTON, TEXAS 77084. NOTICE ATTACHED AS EXHIBIT "A".

DIRECTORS PRESENT: Martha James, Louisa Hodges, Tammy Cheater, Mohamad Hijazi.
Also present: Ola Guess of Crest Management Company.

CALL TO ORDER/ADOPTION OF AGENDA

The Executive Session was called to order at 6:00 P.M. by Martha James, President.

ELECTION OF OFFICERS

A motion was moved, second and carried to elect the following:

- President – Martha James
- Vice President – Louisa Hodges
- Secretary – Mohamed Hijazi
- Treasurer – Tammy Cheater

MANAGER'S REPORT

The Collection Report was included in the Board Package – no actions were taken.

The Deed Restriction Report was included in the Board Package – no actions were taken.

ADDITIONAL BUSINESS

A motion was made, second and carried to accept the resignation of Del Roberts, Board Member effective 11/10/14.

The 2015 Preliminary Budget was reviewed. The fees were set at \$595.00 with an additional \$100.00 assessed to the 81 waterfront lots. The amount for repairs to the Perimeter Fence was changed to \$12,000; the power washing of the monuments was changed to \$3,000 and \$3,000 was allocated for a Reserve Study. The changes will be made and the Budget will be emailed to the Board.

Ola Guess informed the Board that the attorney did review the agreement the Association has with the MUD and wants to make sure the Board makes the right decision in terminating that part of the agreement regarding the metal fences. He is willing to come and meet with the Board.

ADJOURNMENT

Adjournment to open session at 6:55 P.M.

CALL TO ORDER/ADOPTION OF AGENDA

The open session was called to order at 7:03 P.M. by Martha James, President.

MINUTES

The minutes of the Special Board Meeting on 11-6-14 were presented. A motion was made, second and carried to approve the minutes as written.

FINANCIALS

The Financials were reviewed. The Total Cash on hand as of October 31, 2014 was \$266,314.57. There was \$23,184.14 in Accounts Receivables. There was \$118,138.24 in Reserve Funds.

NEW BUSINESS

RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS

A motion was made, second and carried to have Pampered Lawns to install the drainage at the pool and to have an Electrician fix the light near the pool

The Board informed the homeowners of the priority list of Lakes of Pine Forest Safety Issue Improvements that they will be working on in 2015. One of the main items is finishing phrase two of repairs to the metal fences on the waterfront properties.

They will also be looking into getting a website.

There is a Board position open since Del Roberts resigned.

The Board is planning a family holiday event on Saturday, December 6th at 1:00 P.M. at the Park.

Open Forum

The homeowners are concerned at the "Duck Droppings" and that there are too many of them and can we look into how to get rid of them.

Who does the mosquito spraying for the MUD? We will find out.

There are problems with the Fountains in the Lake. Crest is aware and is looking into this.

SCHEDULING OF NEXT MEETING

The next regular board meeting is scheduled for December 18, 2014 at 6:30P.M.

ADJOURNMENT

There being no further business to come before the Board, a motion was adjourned at 7:45 P.M.



Martha James, President