

THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS HELD THEIR REGULAR MEETING ON THURSDAY, APRIL 16, 2015 AT 6:00 PM AT CLAY'S RESTAURANT AT 17717 CLAY ROAD, HOUSTON, TEXAS 77084. NOTICE ATTACHED AS EXHIBIT "A".

DIRECTORS PRESENT: Martha James, Louisa Hodges, Tammy Cheater, Mohamad Hijazi and Wayne Kennedy. Also present: Liz Trapolino of Crest Management Company.

CALL TO ORDER/ADOPTION OF AGENDA

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

MANAGER'S REPORT

Pending Legal Actions – There were no legal actions to discuss.

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

The Deed Restriction Report was not included in the Board Package as the Crest Management inspection of the community is not scheduled until April 28, 2015.

OTHER ISSUES:

Donnie Prieto, Mal Marks and Darryl Davis from the Barker Cypress MUD attended the meeting to discuss Phase II of the wrought Iron fencing repairs around the lake. After a lengthy discussion, this item was tabled pending review of the contract by the MUD's legal counsel.

ADJOURNMENT

Adjourn to open session at 7:00 PM.

Martha James, President

**LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 16, 2015
OPEN SESSION**

CALL TO ORDER/ADOPTION OF AGENDA

The open session was called to order at 7:02 P.M. by Martha James, President. The Agenda was adopted as presented.

HOMEOWNER FORUM

Donnie Prieto from the Barker Cypress MUD addressed homeowners regarding the security contract and responsibilities of the contracted deputies. Ms. Prieto explained the deputies' main responsibility is to patrol the water and sewer plants however when not patrolling the plants, the deputies are requested to patrol several communities. The deputies are not assigned to any community full time. Ms. Prieto advised that the MUD does not share security statistics however the Sheriff's Department has a website that will give general area statistics.

Several homeowners were in attendance at the meeting as per the attached sign-in sheet. The Board addressed homeowner concerns regarding the perimeter fencing and wrought iron fencing around the lake, vehicles parked on the street, landscape issues and requests to power wash the apron around the lake. Ms. Hodges addressed homeowners regarding the 2015 Budget and discussed the maintenance and repair items which were included as well as those not budgeted for 2015.

The Homeowner Forum was adjourned at 8:00 p.m. Because the meeting went over the two hour maximum, the Board requested Ms. Trapolino leave so that there would not be an overtime charge from Crest Management. The Board voted to continue the meeting and Ms. James advised she would report any decisions voted on to Ms. Trapolino.

MINUTES

The minutes of the Board Meetings held on February 19, 2015 and March 29, 2015 were presented. A motion was made, seconded and carried to approve minutes as presented with one correction to the February 19, 2015 Executive Session minutes.

FINANCIALS

The Financials were reviewed. The total cash on hand as of March 31, 2015 was \$368,308.34. There was \$118,176.63 in the Reserve Fund. There was \$34,752.77 in Accounts Receivable of which \$16,765.26 was outstanding for 2015.

RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS

A motion was made, seconded and carried to ratify the Board decision to appoint Mr Wayne Kennedy to fill the open board position.

PROPOSAL REVIEWS

The Board reviewed proposals for repair of the wrought iron fencing around the pool. A motion was made, seconded and carried to approve the proposal from Mario's General Maintenance.

BOARD OF DIRECTORS MEETING

APRIL 16, 2015

OPEN SESSION

Page 2

The Board reviewed a proposal from Fast Signs for the Park and Playground Rules sign. A motion was made, seconded and carried to approve the proposal. Ms. Trapolino will send a proof of the sign when available.

The Board reviewed proposals for a shade structure for the kiddie pool. This item was tabled pending confirmation of the kiddie pool dimensions.

With no further business to be discussed the April 16, 2015 Board of Directors meeting was adjourned.

Martha James, President