

**LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MAY 21, 2015**  
**OPEN SESSION**

**CALL TO ORDER/ADOPTION OF AGENDA**

The open session was called to order at 7:05 P.M. by Martha James, President. The Agenda was adopted as presented.

**HOMEOWNER FORUM**

Ms. Hodges addressed homeowners regarding issues with the MUD Contract and repairs to the wrought iron fencing around the lakes. Mr. Mihalick advised that the contract was initiated between the developer and the MUD to share maintenance of the fencing. Phase I of the repairs has been completed however acknowledgement of Phase II by the MUD has not been resolved. . Members of the Board of Directors as well as the Association's attorney will plan to attend the June MUD Meeting in an effort reach an agreement with the MUD and proceed with Phase II repairs.

Several homeowners expressed concerns regarding the wood fence along Windsong. Ms. James explained the circumstances surrounding the power washing which was done by mistake due to a representative of Crest Management signing off on the work order without Board approval. Ms. James further advised that the Board plans to stain the fence however this was not budgeted for 2015 and is on the list for projects to be budgeted and completed in 2016

Other homeowner concerns regarding the sample well being installed by the MUD, landscape issues and fire ant treatment were discussed.

**MINUTES**

The minutes of the Board Meetings held on April 16, 2015 were presented. A motion was made, seconded and carried to approve minutes as presented with one correction.

**FINANCIALS**

The April 30, 2015 financials were included in the Board Package and homeowner handouts for review.

**RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS**

A motion was made, seconded and carried to approve the Board decision to have A-Beautiful Pools power wash the pool deck prior to pool opening.

**PROPOSAL REVIEWS**

A proposal from Pro Painters provided by a homeowner to stain fence along Windsong was tabled as staining the fence was not include in the 2015 budget.

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A proposal from Pampered Lawns to trim limbs of tree hanging over on homeowners roof was tabled pending further discussion.

With no further business to be discussed the May 21, 2015 Board of Directors meeting was adjourned.

  
Martha James, President

**THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS HELD THEIR REGULAR MEETING ON THURSDAY, MAY 21, 2015 AT 6:00 PM AT CLAY'S RESTAURANT AT 17717 CLAY ROAD, HOUSTON, TEXAS 77084. NOTICE ATTACHED AS EXHIBIT "A".**

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**DIRECTORS PRESENT:** Martha James, Louisa Hodges, Tammy Cheater, and Mohamad Hijazi. Also present: Liz Trapolino of Crest Management Company and Andrew Mihalick of Lambright & Associates.

**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 included in the Board Package – no actions were taken.

**OTHER ISSUES:**

Mr. Andrew Mihalick with Lambright & Associates attended the meeting to discuss several issues between the Association and the MUD with regard to the fence maintenance agreement and the sample well being installed.

**ADJOURNMENT**

Adjourn to open session at 7:00 PM.

  
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Martha James, President