

**THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. HELD ITS ANNUAL MEETING ON TUESDAY, OCTOBER 11, 2016 AT 7:00 P.M. AT THE LIVING WORD CHURCH OF THE NAZARENE 16607 CLAY ROAD, HOUSTON, TEXAS 77084. MEETING NOTICE ATTACHED AS EXHIBIT "A".**

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**CALL TO ORDER/QUORUM**

Martha James, President called the meeting to order at 7:12 P.M. Ms. Trapolino confirmed quorum was met at 7:35 P.M.

**INTRODUCTIONS**

Martha James, President of the Board, introduced the board members present- Louisa Hodges, Tammy Cheater, Wayne Kennedy and Mohamad Hijazi. Also, Liz Trapolino and Lucean Kuykenkdahl, were in attendance representing Crest Management and Casey Lambright, Association Attorney.

Also in attendance were Deputy Guerrero, Deputy McCartney and Deputy McGuinness from the Harris County Sheriff's Department. Deputy Guerrero discussed crime statistics in the area and advised that there was very low crime in the community. Deputy Guerrero also advised homeowners of the Non-Emergency Number, (713) 221-6000, to call for reporting suspicious vehicles, suspicious persons, and to request vacation watches.

**ANNUAL MEETING MINUTES**

The minutes of the October 14, 2015 Annual Meeting were distributed to the residents. A motion was made, seconded, and carried to approve the minutes as presented.

**ELECTION OF DIRECTORS**

Ms. Trapolino explained to the homeowners there were two director positions open for a three year term and three candidate as follows; Wayne Kennedy (Incumbent), Joshua Verde and Lajos Markos. Ms. Trapolino then announced the floor was open for nominations. There were two nominations from the floor, Wolfgang Labza and Harold Vance. There being no further nominations, a motion was made, seconded and carried to close nominations.

Ms. Trapolino, Ms. Kuykenkdahl and a homeowner volunteer counted the ballots. Ms. Trapolino announced that Wayne Kennedy and Joshua Verde were elected to the Board, both for a three year term.

**FINANCIAL REPORT**

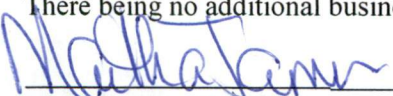
Financials were reviewed by Ms. Trapolino and Mrs. Hodges. As of September 30, 2016 total operating funds were \$352,800.58 with total assets of \$513,913.91.

**OPEN FORUM**

Association attorney, Casey Lambright discussed legal issues with homeowners present and advised that the association was in good shape with regard to accounts receivable and that there was only one open collection case and a few deed violation cases at his office. Mr. Lambright also addressed the issues with the Barker Cypress MUD relating to the Joint Usage Agreement on maintaining lakefront homeowner fencing and advised that his office is working with the MUD's attorney to resolve so that Phase II of the project may begin. Mr. Lambright further advised that once Phase II is completed, the agreement will be terminated and homeowners will become responsible for their own fences as per the original Covenants, Conditions & Restrictions and that additional \$100 assessment for lakefront homeowners would no longer be collected. Ms. Lambright advised that the termination of the agreement would not be until Phase II of the project is completed.

The Board and Crest Management responded to questions regarding the Queenston perimeter fencing, fountains, and the upcoming community garage sale.

There being no additional business, the meeting was adjourned at 8:38 p.m.

  
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Martha James, President

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