

THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS HELD THEIR REGULAR MEETING ON THURSDAY, JULY 21, 2016, 2016 AT 6:00 PM AT CLAY'S RESTAURANT AT 17717 CLAY ROAD, HOUSTON, TEXAS 77084. NOTICE ATTACHED AS EXHIBIT "A".

DIRECTORS PRESENT: Louisa Hodges, Martha James, Wayne Kennedy and Tammy Cheater, and. Dolores Sue of Crest Management Company was also present.

CALL TO ORDER/ADOPTION OF AGENDA

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

MINUTES

The minutes from the April 21, 2016 Executive Session was reviewed for accuracy. A motion was made, seconded and carried to approve minutes as amended.

DEED RESTRICTION VIOLATIONS

A motion, seconded and unanimously approved to send the following accounts to the association attorney for deed restriction violations:

2190205014 – Violation - Not removing red paint from brick at right of home

2190403012 – Violation – Failure to submit an exterior modification form for landscape borders

2190304023 - Violation – Not removing stored miscellaneous out of view – metal shelves and plastic containers.

The Board reviewed the portal via Crest Management. They wanted to know how homeowners will be notified. Dolores explained she will inquire with property manager and they will inform Board.

The community pool party was tentatively set for August 5, 2016. Tammy Cheater will discuss posters with Wayne Kennedy.

The Annual meeting was discussed. The Board would like the officer to be first on the agenda.

The garage sale was set for October 15, 2016

The sign at the pool that is incorrect was discussed. Liz Trampoline spoke to the pool company about the inaccuracy into the sign regarding age they can come to the pool without an adult. Then it was discussed they would like to review the entire pool rule sign an example being no G-strings and things of that nature. Also, the Board would like to have a rule that no lifeguard can live in the neighborhood.

It was also discuss that Lake Management needs to check the pond cage for sludge.

ADJOURNMENT

Adjourn to open session at 7:00 PM.

Martha James, President

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OPEN SESSION

CALL TO ORDER/ADOPTION OF AGENDA

The open session was called to order at 7:00 P.M. by Martha James, President. The Agenda was adopted as presented.

MINUTES

The minutes of the Board Meetings held on April 21, 2016 were presented. A motion was made, seconded and carried to approve minutes as amended.

BUSINESS

a. Ratifications of Decisions Made Between Meetings

Liz, all they said was water front and they have taken a proposal from an engineer company to report to them.

b. Proposal Reviews

The board reviewed a proposal from Texas Landscape Company .Cost was \$275.00 – I do not have that proposal

NEW BUSINESS

Pool Party – The board explained to the residents they are scheduling a pizza pool party in August. They asked for volunteers to help them. The date will be finalized quickly.

The Lakes of Pine Forest Garage Sale – The garage sale has been schedule for October 15, 2016.

HOMEOWNER FORUM

The Board explained three accounts will be turned over to association attorney for deed restriction violations.

Metal Fences were discussed. At this time the Board has ordered engineering report. They have obtained proposals and selected the company. They will be discussing with he Barker Cypress MUD to share the cost.

It was discussed the issues with A-Beautiful pools. There was a question about perhaps raising the fence The Board explained the locks have been changed. Further, one sign facing the pool with the rules was incorrect and the Board is discussing with A-Beautiful.

At the time the Board explained they have power washed the esplanade and repainting the curb, the playground equipment was repaired, they had installed a well to check water required by the MUD and backwash in the lake also required by the MUD. AT the beginning of the season the kiddie pool was done.

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A homeowner inquired about his fence, he was wondering if it was an association fence. The Board explained that fence belongs to the homeowners.

A resident wanted to know if they could cut tree branches off their fence. The Board explained be careful of power line.

There were other general questions regarding pool and meetings.

The Board explained to resident present not to report street lights outages.
The Board passed out the new portal information and encouraged residents present to go on the web site and register.

A resident stated that every year at the annual meeting it is difficult to obtain quorum and encourages all residents to come and if your neighbors are not attending please have them sign the proxies.

FINANCIALS

The financial report was reviewed. The total cash in the bank was \$397,630.57 and \$119, 222. 22 in the reserve account. At the time of the meeting the association was 92% collected for maintenance fee for 2016.

With no further business to be discussed the April 21, 2016 Board of Directors meeting was adjourned at 7:39 p.m.

Martha James, President