

**THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS HELD THEIR REGULAR MEETING ON THURSDAY, APRIL 20<sup>TH</sup>, 2017 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:** Louisa Hodges, Martha James, Wayne Kennedy, Joshua Verde and Mohamad Hijazi

**ALSO, PRESENT:** Dana Mohler with Crest Management Company, managing agent.

**EXECUTIVE SESSION**

**CALL TO ORDER/ADOPTION OF AGENDA**

The Executive Session was called to order at 6:00 p.m. by Martha James, President. The Agenda was adopted as presented.

**PENDING LEGAL ACTIONS**

The Board reviewed the legal status report – Agent was instructed to follow up on the deed restriction accounts currently active and provide update at following Board meeting.

**OTHER BUSINESS**

Account 2190303013 - Homeowner appeal request submitted regarding denial of fence extension application. The Board tabled this request for further inspection to be made by board member.

Account 2190303012 - Homeowner submitted application for storage shed at right of home based off received violation letter to apply for shed. The Board motioned, seconded and unanimously approved to grant a variance to the location not being within 5 feet of the side fence line.

Account 2190502025 - Homeowner submitted application for fence stain. This request was tabled by the Board for further review of approved fence stains. Agent instructed to check with prior community manager for previous 2 fence stains that were approved by the Board.

**ADJOURNMENT**

The Executive Session adjourned into Open Session at 7:00 p.m.

**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.

**DISPOSITION OF MINUTES**

The minutes from the November 9<sup>th</sup>, 2016 and January 19<sup>th</sup>, 2017 Board Meeting were reviewed for accuracy. A motion was made, seconded and carried to approve minutes as amended.

**BUSINESS**

- Ratification of Decisions Made Between Meetings – Approved
- Proposals Reviews -
  - McKenna proposal to pressure wash all exterior pool building, pool restroom floors and parking lot and connecting sidewalks \$1,425 – Tabled until Budget can be reconciled.
  - McKenna proposal to paint pool fence \$5,325 – Denied, needs revisions, only baby pool was supposed to be painted, not the pool.
  - McKenna proposal for general maintenance of pool house doors \$945 – Denied, not approved at this time.
  - Property Services proposal for pressure washing of lake embankments \$2,400 – Tabled to find out with the MUD will agree to share in the cost of the pressure washing.
- Old Business – The Board discussed monument landscaping and would like to look at the budget to see where they can re-do and/or enhance some of the monument entrance landscaping.

- New Business – Fence Staining – The Board discussed two (2) stain colors that they said were approved with the prior community manager. Agent instructed to get with prior manager, Lucea'n Kuykendall, for stain colors.

### **ENFORCEMENT ACTIONS**

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

2190103033 – Violation - Clean the mildew from your house at front and right side.

2190103033 – Violation – Comply by painting attic vent.

2190401028 – Violation – Define, weed and mulch the plant beds and/or tree wells.

### **HOMEOWNER FORUM**

Homeowners present reported that the new fence along the lake that was replaced still has some fencing that needs paint. Agent instructed to touch base with Liz Trapolino on completion of fence and if there are any fences that need touch ups.

Agent was instructed to have rails along the embankments inspected for maintenance.

A-Beautiful Pools Contract was discussed. Lifeguards need to sign a daily cleanup checklist to make sure that they are adhering to opening and lock up procedures, such as arrangement of the chase lounges, locking the restroom doors, etc.

Agent was instructed to check with A-Beautiful Pools if whether a credit can be made for complete rain out days.

Agent was instructed to check with Republic Trash on whether the recycling service is optional or mandatory.

The Pool Memo was discussed and needs revisions to sound more inviting and the Crest Website portion at the bottom needs more of an \*Important – Please Read\* note added so that homeowners understand the importance of this section and registering on line. Louisa made edits for Crest to make and have approved with the Board prior to mailing.

Homeowners expressed concern with the Crest website and mentioned that it is difficult to find information. Agent asked for homeowner to email any troubles directly so that we can address them accordingly.

One homeowner asked about \$100 lake fee for 2017, was told it would not be charged for this year back in December of 2016. Board explained that the lake fencing was anticipated to be completed last year, but due to the MUD's delay and cooperation, the fencing took longer and required the fee to be paid for this year.

### **FINANCIALS**

The financial report was reviewed. At the time of the meeting the association was 90% collected for maintenance fees for 2017.

### **ADJOURNMENT**

With no further business to be discussed the April 20<sup>th</sup>, 2017 Board of Directors meeting was adjourned at 8:20 p.m.

  
Martha James, President