

THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS HELD A BOARD/BUDGET MEETING ON THURSDAY, MARCH 22, 2018 AT 7:00 PM AT CLAY'S RESTAURANT AT 17717 CLAY ROAD, HOUSTON, TEXAS 77084.

DIRECTORS PRESENT: Josh Verde, Mohamad Hijazi, and Ann Halphen

ALSO PRESENT: Becky Zalocha representing Crest Management.

OPEN SESSION:

CALL TO ORDER/ADOPTION OF AGENDA

The open session was called to order at 7:01 pm.

DISPOSITION OF MINUTES

The minutes from the January 30, 2018 Board Meeting were reviewed for accuracy. A motion was made, seconded and carried to approve minutes as amended.

RATIFIED DECISIONS:

No ratified decisions were presented.

FINANCIALS

The February 2018 Income Statement and Balance Sheet were presented and accepted by the Board of Directors.

ELECTION OF OFFICERS

The Board voted to appoint Devon as Director.

OTHER BUSINESS

Quality Design Landscape attended the Board meeting to discuss their services and answer questions from the Board.

Greater Houston Pool Management attended the Board meeting to discuss their services and answer questions from the Board.

PROPOSAL REVIEW

Pool Repairs – A Beautiful pools quotes were presented to the Board for their review. No decision was made regarding the pool repair quotes.

Pool Contract Renewal – A pool contract was presented to the Board for their review from A-Beautiful. The contract renewal quote was \$39,634.59. Other pool quotes were obtained and a 30-day notice will be required to cancel A-Beautiful.

Lake Maintenance – A quote from Lone Star Lake was presented to the Board for their review. No decision was made on the quote.

Landscaping – The Board reviewed and accepted a quote from Quality Design Landscape for lawn maintenance. Texas Landscape will be issued a 30-day notice to terminate their contract.

Pool Quotes - Quotes were presented to the Board for their review from Sweetwater Pools, Greater Houston Pool Management, and Houston Recreation. The Board will further review the quotes and make a decision at a later date.

NEW BUSINESS:

Fences along Windsong and Queenston: The Board requested that Mario be contacted to replace broken fence pickets along Windsong and Queenston.

HOMEOWNER FORUM:

Ambriz Wrought Iron Fence - The Board reviewed Mr. Ambriz's request for a wrought iron fence at his residence. The Board requested that the attorney be contacted to give an opinion and to advise how to change the documents.

Yuhnke Road Expansion - Ms. Yuhnke Addressed the Board about concerns over widening the street by their home. Ms. Yuhnke was asked if she would like to head a committee about the road expansion and she accepted the position.

ENFORCEMENT ACTIONS:

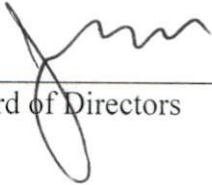
There were no enforcement actions presented to the Board for review.

NEXT MEETING:

The next meeting of the Board of Directors will be Thursday, June 21, 2018, at 6:00 pm at Clay's Restaurant 17717 Clay Road, Houston, and TX 77084.

ADJOURNMENT

With no further business to be discussed the meeting was adjourned at 8:10 pm.



Board of Directors

Date