

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
BOARD of DIRECTORS MEETING MINUTES

February 20, 2020

A meeting of the Board of Directors of Lakes of Pine Forest Homeowners Association was held on Thursday, February 20, 2020 at 6:00 p.m. at Clays Restaurant located at 17717 Clay Rd., Houston, TX 77084

I. EXECUTIVE SESSION — 6:00 p.m.

IN ATTENDANCE:

• Call to Order/Determination of Quorum

No quorum was present. No Executive Session meeting on February 20, 2020. Discussion and action held over until March 2020.

II. COMMITTEE REPORTS 6:30 (Open)

• Bylaws — There was no report given.

• Communications — Julie McKay (Chair)

• Julie McKay, Communications Chair reported:

■ Mrs. McKay reported that she was continuing outreach for more homeowners to register their email addresses on the LOPF community website.

■ Mrs. McKay stated that the Vision Workshop had 6 homeowners present.

■ Mrs. McKay stated that 53 people have completed the online survey regarding Visioning for the HOA.

• Finance — Mimi Vance (Chair)

• Mimi Vance, Finance Committee Chair stated that the MUD and the board are still having dialogue about the payment schedule for the MUD sharing program.

• Pam Hummel read the financials from the January 31, 2020 Balance Sheet. There was \$369,036.72 Total Cash, \$249,953.65 Capital Reserve, \$155,655.75 Non-Cap Reserve and \$76,911.91 Assessment Receivables.

• Grounds — Del Roberts, Chair

Del Roberts, Grounds and Facilities Chair, reported that the board is looking at new signage throughout the community.

• Social — The next social event will be at Easter time.

III. OPEN SESSION —

• Call to Order/Determination of Quorum

A quorum was established and President Harold Vance called the meeting to order at 7:07p.m.

Representing the Members of the Lakes of Pine Forest Homeowners Association, Inc. were:

• John Leech

• Harold Vance

• Val Krupin

Directors Robert Charpiot and Jim Storm were absent.

Representing Crest Management was:

- Pam Hummel, CMCA, AMS, Community Manager

Director Vance made a **MOTION to Adopt the Agenda**, with a second by Director Krupin. Motion passed.

- Disposition of Minutes

Director Vance made a **MOTION to Approve the Minutes** of the January 16, 2020 Board Meeting. Homeowner Mimi Vance and others pointed out that there was no packet of documents and no minutes available for review homeowners. Director Vance motioned to table the approval of the January meeting minutes until the February meeting in order for the homeowners in attendance to have a chance to read them. Director Krupin seconded the motion. **MOTION PASSED**

- Ratifications

Pursuant to the authority granted to the Directors in Article 1396-9.10 of the Texas Non-Profit Corporation Act to act by majority written consent without a meeting, upon motion made and duly seconded the motion passed to hereby approve and confirm the following actions of said corporation:

- Business

- Replacement of lights in the pool at a cost of \$3200. **APPROVED**

- Representatives from Greater Houston Pool Management, Texas Aquatic Enterprises and American Pools spoke to the board about pool services in support of their bids to be 2020 service provider.

- The bridge repair proposals will be reworked with new vendors following an inability of the earlier-selected vendor to agree to properly repair the bridges.

- The board discussed the legal opinion regarding Quality Landscape. More discussion is required before a vote can take place.

- HiTech Landscaping contractor began serving LOPF HOA on February 1, 2020.

- Deed restriction letters are to be sent for pressure washing homes and removing tree stakes.

- The board discussed opening the pool to residents at Pine Forest Green. This topic was tabled for more discussion and to get a legal opinion for liability.

- Homeowner Open Forum

- A homeowner thanked the board for their volunteerism. A homeowner stated that there are three homeowners from the community that will be MUD board members

- A homeowner stated that she received invoices for assessments that were already paid.

- Wayne Kennedy discussed the upcoming U.S. Census and asked that everyone cooperate with the Census takers.

- Scheduling of Next Meeting

- The next board meeting will be March 19, 2020 at Clay's Restaurant.

• Adjournment

• There being no more business to put before the board, Director Vance motioned to adjourn the meeting, Director Krupin seconded and the motion to adjourn was carried at 8:35 pm.

Sign approved unanimously via virtual meeting

Date 4/23/2020

Harold Vance