

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OAKWOOD GLEN HOMEOWNERS ASSOCIATION, INC.**

**January 17, 2017
17902 Hawk Haven
Spring, Texas 77379**

CALL TO ORDER

With prior written notice by the President and a quorum of Directors present, the meeting was called to order at 7:08pm.

Board members in attendance were Mike Harris, President; Ken Clark, Vice President; Patty Inzana, Secretary; Jack Eannarelli, Director; John Goff, Director; and Greg Gillis, Director. Ry Reid, PCAM, CMCA, AMS is representing Sterling Association Services, Inc.

Absent: Linda Clarke, Treasurer; Kristin Ricketts, Director, and Jill Colbert, Director.

Meeting Agenda

The Agenda was reviewed by the Board and Mr. Clark made a motion to accept the Agenda as presented and Mr. Eannarelli seconded and the Board approved.

HOMEOWNERS IN ATTENDANCE

Ms. Barbara Yates; Gaynell Lira and Ms. Denise Alexander.

Meeting Minutes approval and Actions between Meetings.

Meeting Minutes approval and Actions between Meetings:

- A. Minutes for the November 15, 2016 Board Meeting was approved by majority vote via email on November 29, 2016. The vote was seven Directors in favor, two did not respond to the call for a vote.
- B. Announce Actions between Meetings:
 - ⦿ Mike Harris authorized A+ Castle Plumbing to repair the kitchen sink drain and repair two commodes at the club house for \$149.99 as an emergency repair on November 16, 2016. The Board was notified by email.
 - ⦿ Mike Harris authorized Donald Electric to replace one 400 watt security light fixture and one 250 watt security light fixture with LED light fixtures as an emergency repair on November 17, 2016. The repairs totaled \$1,984.20. The Board was notified by email at the time the decision was made.
 - ⦿ The Board voted unanimously by email vote to take advantage of the Black Friday sales and spend up to \$850 to replace the Association laptop and purchase the necessary operating software.
 - ⦿ Mike Harris authorized Donald Electric to replace the timer controlling the security lights in the back park and repair a damaged ground fault device as an emergency repair on December 06, 2016. The repairs totaled \$450.00. The Board was notified by email at the time the decision was made.
 - ⦿ The Board voted by email vote to approve a payment plan for one Homeowner on the following date: December 19, 2016.

- The Board voted unanimously by email vote on January 13, 2017 to approve the Harris County Sheriff Department Security Contract for \$67,150. The terms and rate was the same offered in 2016.

SECURITY REPORT

Deputy Tompti discussed the crime statistics for the Months of September, October, November and December. He stated that there were two terroristic threats, criminal trespass, two domestic calls, fraud, simple assault and robbery of an individual. One resident asked what the Sheriff's Department could do about the dirt bikes that run up and down the streets of the community. Deputy Tomptin stated that unless he was able to see them, at this point there is very little that he can do. Deputy was asked if the Sheriff's Office can do anything about a vehicle that is parked in the street and has not moved. He stated that he would be able to go by and view the vehicle and if it is abandoned he could mark it and if not removed it may be towed.

COMMITTEE REPORTS

1. Architectural Review (ARC)
 - a. No report at this time.
2. Deed Restrictions.
3. Landscaping.
 - a. The Association had an irrigation line freeze and burst during the cold front that came through. Mr. Harris stated that the landscaper has been directed to shut off and drain the remaining irrigation systems and that he would have the pipes on the exterior of the clubhouse insulated. The Board asked Mr. Reid to contact the landscaper and request that larger plants be used during the spring and fall plantings.
4. Phase III
 - a. Mr. Gillis stated he is comparing cameras and still has questions concerning the IP type.
5. Phase IV
 - a. Mr. Gillis is still working on finding the appropriate fobs for use at the gate.
6. Tennis Court.
 - a. No report.
7. Contracts:
 - a. Sheriff's Contract, March 1, 2017.
 - b. Sterling ASI, March 1, 2017.
8. Community Outreach
 - a. No report.
9. Update on Reserve Study.
 - a. Mike Harris met last week with the engineer conducting the site audit for the Reserve Study. The preliminary study should be available in 4 to six weeks.

OLD BUSINESS

1. The Board discussed the need for two door plaque notices when the mosquito truck begins spraying in April 2017. The Board suggested the Ms. Inzana and Mr. Clark have door plaque notices dropped off at their homes.
2. 2016 Audit. Canady and Canady are working on the 2015 and 2016 Audit and will be preparing the 2016 Federal Tax Return.

3. Mr. Reid reported that he has received one proposal for the walking bridge and the cost is approximately \$4,000.00. Mr. Reid is still waiting on two additional bids.
4. The Board discussed the upgrade of the pool restrooms. The Board stated that new flooring, replace toilets, doors, partitions, painting, mirrors with drywall work and insulation for the computer room. The Board requested Mr. Reid provide the specification for the remodeling.

NEW BUSINESS

1. Mr. Harris stated that the lighting fixtures for security lighting were scheduled to be updated in the Reserve Study in 2020. He further stated that it would be less expensive to go ahead and update all security lighting at one time now than to wait until the bulbs go out individually and need to be replaced. The Cost to change out all security lighting is \$26,825.00. This replacement does not include the tennis court lighting but does include replacing one pole. The cost of the security lighting will be paid from the reserve fund. The Board did agree to pay \$26, 825.00 from the reserve budget with an addition cost of \$1,700.00 for the installation of an additional light pole not included in the bid if needed.

FORECLOSURE ACTIONS

None during this month.

OPEN FORUM

One resident asked about the 2015 Audit. The Board stated that both 2015 and 2016 will be done by Canady and Canady and the CPA had completed the 2015 Federal Taxes.

ACCOUNTING

The December 2016 financials had not been finalized and would be available for review at the February meeting.

The Board adjourned the General Business meeting and convened into the Executive Session at 8:00pm.

EXECUTIVE SESSION

The Board reviewed Account #217370 concerning a request from the owner to waive fees. The Board agreed to a settlement of \$9,000.00 and a twelve (12) month payment plan.

The Board reviewed the Attorney Status Report with no action to take.

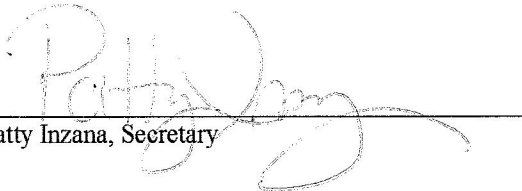
The Board reviewed the Compliance report. The Board agreed to send four accounts to the attorneys for deed restriction violations.

The Board adjourned the Executive Session and convened the General Business Meeting at 8:45pm.

GENERAL SESSION

With no further business to come before the Board the Board adjourned the General Business Meeting at 8:45p.m.

Next meeting is scheduled for February 21, 2017, 2pm, 17902 Hawk Haven Ln, Spring Texas, 77379.


Patty Inzana, Secretary