

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

**March 21, 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 7:18pm.

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

Absent: Linda Clarke, Treasurer; John Goff, Director and Nichole Loreth, 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

Mr. Alejandro Alorso, Ms Barbara Yates, Ms. Gaynell Lira and Mr. Paul Spielbower.

Meeting Minutes approval and Actions between Meetings.

Meeting Minutes approval and Actions between Meetings:

- A. Minutes for the February 21, 2017 Board Meeting was approved by majority vote via email on February 28, 2017.
- B. Announce Actions between Meetings:
 - On March 2, 2017 Mike Harris contacted A+ Castle Plumbing to make an emergency repair on a leaking underground water line in the back park. The cost of the emergency repair was \$225. While on site Castle was authorized to repair a PVC line at the pool damaged by the freeze for \$129.99 and make repairs to a commode and urinal at the club house for \$89.99.

SECURITY REPORT

Deputy Tompte provided the February Crime Statistics and he informed everyone that there was no significant crime within the Oakwood Glen area. Deputy Tompte reminded residents that when they leave their vehicles they should make sure the doors are locked and they should take any valuables with them or at least hide those valuables out of view.

1. Architectural Review (ARC)
 - a. There were five ACC Applications review by the Committee this month.
2. Deed Restrictions.
Mr. Reid reported there were 148 letters, which included 47 Mow, weed and edge letters and 35 power washing letters.
3. Landscaping.
 - a. No report at this time. Ms. Ricketts volunteered to be the Landscape Committee Chairperson.
4. Alarm Monitoring.
The Board requested that Mr. Reid check to see whose names is on this notification list.
5. Phase III

The new lighting has been installed at the clubhouse and the park. There was an incident with teenagers gaining access to the pool area by pulling on the entry gate. The magnetic lock at the pool gate will be placed onto the tennis court and a new magnetic lock system with a panic button will be installed on the pool gate. Mr. Harris stated the lights on the tennis court lights need to be reviewed on how to better place the timer for the tennis court lights as opposed to the timer being locked in the closet in the pool area. Two new lights were placed focusing on the basketball court. There is a problem with the wiring for the two new lights. An additional light is needed between the pool house and the tennis court. The electrician has quoted a price of \$675.00 to install the new light and troubleshoot the wiring. Ms. Clarke is working with Centerpoint to have the guard lights at the back park repaired. Mr. Harris stated the exterior fans at the clubhouse are for interior use and are in need of replacement. Mr. Harris stated that the cost to replace those fans with exterior fans would be \$965.00 and the cost should be taken from the reserve fund. Mr. Gillis made a motion to accept the cost of \$965.00 to replace the ceiling fans and Mr. Clark second and the Board approved. Greg Gillis is in the process of changing out the security cameras in the front park.

6. Phase IV
 - a. Mr. Gillis reviewed the use of the buttons for entry into the pool and tennis court.
7. Pool. No report.
8. Tennis Court.
 - a. The tennis strap net has become torn and needs to be replaced and the Volleyball net needs to be replaced.
9. Community Outreach
 - a. Ms. Ricketts stated the best way to communicate with the seniors in the community would be by sending out post cards at a cost of approximately \$450.00 for mailing to residents. The committee discussed having a pot luck lunch to start with so everyone can become acquainted with each other.
10. Pedestrian Bridge Proposals.
 - a. The contractor is to start work on Tuesday or Wednesday, March 21st or 22nd.
11. Refurbish Pool Area.
 - a. The contractor is awaiting supplies and should begin work the week of March 27th.
12. Trash Can Policy. The Board discussed the Trash Can policy which was passed by the previous board three years ago without giving the residents an opportunity to vote on changing the covenants. Section 1 documents state they may leave sanitary trash cans in view, but Section 2 requires they be placed out of view. The Board has decided to remove the policy as it is unenforceable and Mr. Reid is to check with the attorney to see if there is a way to enforce the trash cans out of view in Section 1.

COMMUNITY FORUM

1. A resident requested permission to paint foul lines on the field as it will be used for soccer and baseball. The Board did not have any objection to painting foul lines but wanted the resident to understand the field is on a first come first serve basis.

FORECLOSURE ACTIONS

There is one Judicial Foreclosure, Account #218052 owing \$2,698.90. The Board discussed this but tabled until the Executive Session.

ACCOUNTING

The February Financials were reviewed.

EXECUTIVE SESSION

The Board entered into Executive session at 8:10pm.

The Board discussed Account #218052 and why the account was to be foreclosed on by the Association. Mr. Reid explained that this is one of the steps to force delinquent homeowners to make payment or at a minimum enter into a payment plan. Normally, the Association will not foreclose on the property as the owner is able to pay the entire amount or enter into a payment plan.

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

The Board reviewed the Compliance report.

The Board adjourned the Executive Session and convened the General Business Meeting at 8:35pm.

GENERAL SESSION

Mr. Gillis made the motion to authorize the Attorney to proceed with Judicial Foreclosure, Mr. Clark second and the Board approved.

With no further business to come before the Board the Board adjourned the General Business Meeting at 8:44p.m.

Next meeting is scheduled for April 18, 2017, 7pm, 17902 Hawk Haven Ln, Spring Texas, 77379.



Patty Inzana, Secretary