

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

**April 18, 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, Linda Clarke Treasurer, Greg Gillis, Director, Nichole Loreth, Director, Jack Eannarelli, Director and John Goff, Director. Ry Reid, PCAM, CMCA, AMS is representing Sterling Association Services, Inc and Jose A. Villegas, PCAM, CMCA, AMS also from Sterling Association Services.

Absent: Kristin Ricketts, 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. Peggy Glover, Mr. William Fielder, Ms Barbara Yates and Ms Gaynell Lyra.

Meeting Minutes approval and Actions between Meetings.

Meeting Minutes approval and Actions between Meetings:

- A. Minutes for the March 21, 2017 Board Meeting was approved by majority vote via email on April 6, 2017.
- B. Announce Actions between Meetings:
 - The Board voted unanimously by email vote to approve a payment plan for one Homeowner on the following date: March 24, 2017.
 - On April 6, 2017 Mike Harris authorized Greens Lock Shop to replace the magnet on the main gate at the front park with a stronger maglock for \$500 and replace the broken key FOB reader for \$250 plus labor as an emergency repair.
 - On April 9, 2017 the Board approved a bid by Donald Electric for \$1,395 to replace a conduit and provide power to existing security lights in the area of the basketball court.
 - Mike Harris authorized Green Lock Shop to send their welder to the front park to repair a broken gate hinge on one of the double gates at the front park and to install a mounting bracket at the main gate as an emergency repair on April 14, 2017

SECURITY REPORT

Mr. Goff provided the Security Report for the Month of March 2017. Only Minor issues have been reported. Mr. Goff did have a conversation with the Deputy about dirt bikes in the neighborhood.

1. Architectural Review (ARC)
 - a. There were two ACC Applications reviewed by the Committee this month.
2. Deed Restrictions.

Mr. Reid reported there were 173 letters, which included 39 Mow, weed and edge letters.

3. Landscaping.
 - a. Mr. Harris stated that Ms. Ricketts obtained a proposal to install the Seasonal Color at a cost of \$828.00. Mr. Clark made a motion to accept the proposal and Mr. Goff second and the Board approved.
4. Insurance Policy Renewal.

The Board reviewed the renewal policy which is a cost of \$20,888.00 for 2017-2018 Insurance. Mr. Clark made a motion to accept the Insurance renewal and Mr. Goff second and the Board approved.
5. Phase III: Greg Gillis stated that the conduit for the cameras on the basket ball court will have to be reworked.
6. Phase IV
 - a. Mr. Harris Stated that Greens Lock Shop will be installing the Key FOB system on the tennis courts in the next few weeks.
7. Pool. Work continues on the pool area. Still need proposals for 911 phone to be placed at the front entry of the pool.
8. Tennis Court net repairs.
 - a. Mr. Reid advised that Classic Sports had been contacted to replace this and the volleyball net. Mr. Harris stated that tree limbs need to be trimmed from the tennis court lights, the playground area and the basketball court. Sterling will obtain bids for this work.
9. Community Outreach
 - a. Ms. Loreth stated they have received a cost for bandit signs, at \$30.00 each and they will need 6 signs. Ms. Loreth stated the committee deferred from a mail out and will use the signs to see if this will create participation Mr. Clark made a motion to approve the purchase of 10 signs at a cost of \$30.00 each and Ms. Inzana second and the Board approved.
10. Pedestrian Bridge Proposals.
 - a. Work has concluded.
11. Refurbish Pool Area.
 - a. Mr. Harris stated that the metal partition in the men's restroom need to be straightened and the bracket on the patrician in the women' restroom needs to be secured. Mr. Harris mentioned using bladders in the toilets to conserve on water. Sterling will check on this.
12. Update on LED Security Light change out program: Mr. Harris stated that the basketball court was the only area left that needed lighting. The Board approved the installation of a conduit to be buried next to the tennis court slab by email vote detailed above in "Actions Between Meetings". This project is now complete.
13. Trash Can Policy. The Board stated that with the issues of this policy it should be rescinded and removed from the Association's records. Mr. Clark made a motion to rescind the Trash Can Policy and Mr. Eannarelli second and the Board approved. Mr. Reid stated the Association will also need to have a new management certificate when this document is removed.
14. Pool party. The Board decided to hold a pool party on Saturday June 3, 2017.
15. July 4th Event. The Board will host a picnic and parade on July 4th. The parade will begin at 9am until 10am. Need to contact the Fire Department early to schedule for them to participate in the parade.
16. Flag Pole Lock. Mr. Harris stated the flag pole lanyard lock needs additional keys cut. He will take care of this.

17. Front Gate security issue: Mr. Harris stated that since the service of a welder was needed to repair the hinge on the double gate he also used the welder while he was on site to fabricate a bracket to hold an 1,800 pound maglock on the main gate. The difference in price between a 1,000 pound and a 1,800 pound maglock was on \$80 but the heavier duty magnet needed a different bracket.

18. The installation of the ceiling fans on the club house patio is complete.

FORECLOSURE ACTIONS

No foreclosure actions this month.

ACCOUNTING

The March Financials were reviewed.

COMMUNITY FORUM

1. Residents discussed several issues with the Board.

EXECUTIVE SESSION

The Board entered into Executive session at 8:12pm.

The Board adjourned the Executive Session and convened the General Business Meeting at 8:54pm.

EXECUTIVE SESSION SUMMARY

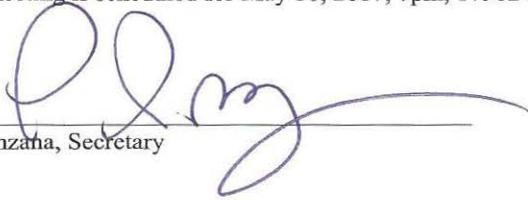
In Executive Session:

- a. The Board met with the homeowner for Account #218117 concerning an ACC violation and the status of the homeowner's payment of assessments.
- b. Affirmed the filing of a "lien of Non-Compliance" on Account #218117.
- c. Reviewed the Attorney Status Report with no action to take.
- d. Reviewed the Compliance report.

GENERAL SESSION

With no further business to come before the Board the Board adjourned the General Business Meeting at 8:55p.m.

Next meeting is scheduled for May 16, 2017, 7pm, 17902 Hawk Haven Ln, Spring Texas, 77379.


Patty Inzana, Secretary