

PATTISON OAK MEADOWS HOA

P.O. BOX 313, PATTISON, TX 77466



MINUTES Board Meeting – Board of Directors

Date: January 25, 2018

Location: Microflex Corporation Board Room, Pattison, TX

Time: 7:00 pm to 8:00 pm

ITEM	ACTION TAKEN
Attendees	Kevin Cessac, President Wayne Kircher, Treasurer Lya Coulter, Secretary Al Navarro, Member Paul Riss, Member Alex Olivo, Member Joe Garcia, Mayor, City of Pattison, Guest
Call to Order	The meeting was called to order by Kevin Cessac at 7:00pm. Joe Garcia, Mayor, City of Pattison, was asked to attend the meeting by Wayne Kircher at the City of Pattison City Council meeting on January 24, 2018. The Oak Meadows Board is following up on the approval of the City of Pattison Council to seal Oak Meadows streets for preventative maintenance due to cracking throughout both roads.
Discussion with Mayor	<p>The east half of Pattison is in the Brookshire-Katy Drainage District (BKDD).</p> <p>Oak Meadows is in the BKDD and the residents pay tax to the District.</p> <p>While the BKDD signs off on plats and evaluates drainage, it does not appear the BKDD has ever accomplished any work for the tax-paying citizens of Oak Meadows.</p> <p>The roads of Oak Meadows were constructed approximately 13 – 14 years ago.</p> <p>Wayne commented that in 2015, the City of Pattison City Council approved to repair the roads of Oak Meadows once the question of the status/ownership of the roads was resolved (whether the roads were public or private). Once the City Of Pattison agreed that the City Council had previously agreed that Red Bird Lane and Blue Jay Way were public streets, several months had lapsed and it</p>

	<p>was no long feasible to do the work in 2015. An evaluation of the condition of the road was estimated to cost approximately \$20k to cut weeds, address shoulders, and seal the road surface. Ideally, road work is done under specific conditions and the remainder of 2015 through 2017 was not ideal for the work to be done because of weather and the continual construction of homes in Oak Meadows.</p> <p>Currently, the roads may need to be resealed, not repaved. Some money is earmarked in the City Of Pattison budget, but the City does not tax and only receives some franchise and sales tax revenue. The mayor would first like to approach the BKDD since there appears not to have been any "return" on the tax dollars paid. Additionally, the BKDD should also receive Hurricane Harvey funds.</p> <p>We (residents of Pattison) pay Road and Bridge tax to Waller County. The City currently has an inter-local agreement with Waller County of assist in road repair. In 2018, it is a 75/25 split of cost between county and city (75% of the cost borne by the county, 25% borne by the City of Pattison); in 2019, it's 50/50, and in 2020, the split is 25/75. The first priority is to address Tier 1 roads (those that are essential for travel and are not state roads). In Pattison, the Tier 1 roads are Royal Rd, N Street, Ave J, Wilpitz, and Sterling.</p> <p>Ideally, the Oak Meadows road work could be "tacked" on the end of the work currently being done in the City of Pattison.</p> <p>The City sent a letter today (January 25) to Waller County with requests which includes Oak Meadow roads.</p>
HOA Business - General	<p>The Board welcomed Alex Olivo as a member and Lya Coulter as Secretary (appointed). There was a question regarding appointment versus election for the two new members and the Bylaws will be reviewed.</p> <p>The HOA fiscal year is the calendar year and dues are now due for 2018.</p> <p>The Directory needs to be updated.</p> <p>Kevin has new LED lights that have been purchased for the entrances. Alex advised Kevin to give the lights to him and he will have them installed.</p> <p>The mailboxes have been cleaned, the ceilings enclosed, and painted. There was discussion of the ACC coming under the HOA. Currently, the members are John Thuman, his wife, and the President of the HOA. Kevin will check into moving the ACC under the control of the HOA. A recommendation was made for a general membership meeting Wednesday, June 6.</p>

HOA Business - Treasurer's Report	Wayne presented the financial statement to the Board noting as of 12/31/17, we have \$14,082.89 in the bank. Wayne presented a proposed budget and line items were discussed, adjusted and approved, with a net income of \$1,601.00. It was recommended that "Special Projects" should be an ongoing line item so we build up money in that line item for future costs. Wayne noted HOA dues notices have been sent via email to those who we have email addresses for and the balance were mailed.
Adjournment	The meeting adjourned at 8:10pm.

Lya Coulter
Secretary
Pattison Oak Meadows HOA