

Pattison Oak Meadows HOA

2203 Red Bird Lane, Pattison, TX 77423



MINUTES

Board Meeting – Interim Board of Directors

Date: March 9, 2016

Location: Microflex Corporation Board Room, Pattison, TX

Time: 7:00 pm -8:15pm

Interim Board of Directors Attending:

Kevin Cessac, Wayne Kircher, Lynn Wieck, Alberto Navarro

ITEM	ACTION TAKEN
Election Results	The outcome of the election to change specific covenants and establish the Pattison Oak Meadows HOA was announced: Ballots needed for 2/3 quorum vote: 30 Total ballots cast: 31 (three additional ballots was received after meeting) Results: <ol style="list-style-type: none">1. to revise covenants: For – 34; Against – 02. To establish Pattison Oak Meadows HOA: For – 34; Against – 0 Both initiative passed.
Disclosure Statement addendum to ballot	An addendum to the voting packet was sent to each lot owner to inform them that when the Pattison Oak Meadows HOA is created, the commons areas in the subdivision will be deeded to the HOA. The HOA will incur some expense in the form of normal real estate fees in this process which will be paid from the HOA dues.
List of lot owners – directory	A list of the current lot owners was provided to each board member. Several of the lot owners who have not yet built their homes expressed a desire to be in the directory. They will be added in a special section with their current address.
HOA – next step	Now that the lot owners have voted for the HOA, the next steps are: <ol style="list-style-type: none">1. Provide the revised bylaws and covenants to be filed with the county by John Thuman’s lawyer.2. Set up the corporate structure of the HOA and secure a tax id.3. Set up a bank account and begin to collect HOA dues.4. Recruit lot owners to run for HOA Board of Directors.5. Hold a general meeting of all lot owners to elect a new board and answer any questions. Proposed time frame: March – June, 2016
Collection of 2015 & 2016 dues	Dues for 2015 have not been collected until the transition to the new HOA was completed. Dues for 2016 are due at this time. Dues for both years will be collected in the next few months as soon as the bank account

	is set up. Persons who did not own their lot until after January 1, 2016 will not be expected to pay HOA dues for 2015. All lot owners will be billed for 2016. Insurance, electricity and maintenance for entryway, and taxes are anticipated expenses at this time. Once the annual cost of maintaining the subdivision are known, the amount of the annual HOA dues will be discussed with the lot owners.
Taxes on common areas	When the Commons Areas (drainage pond area and greenspace) are deeded over to the HOA, we will pay taxes on them. Taxes for 2016 are \$1539.00 (drainage pond area \$599.46 and greenspace \$939.26).
Plans for HOA general meeting and election	The HOA general meeting will be held as soon as the corporate structure is completed. Locations were discussed: Cazadores side room; Mamie's Restaurant side room; Brookshire Convention Center (\$200 fee); Microflex Corporation offices. Board members will look for an adequate space to hold approximately 50 persons. An evening meeting (7pm) on a weeknight is anticipated.
Pattison City Council consideration of Oak Meadows road maintenance	Wayne Kircher, Al Navarro, and Seth Stokes have been attending Pattison City Council meetings for almost a year in an effort to get our subdivision road sealed. The council has agreed to provide this service and is waiting for clear weather. We will encourage Oak Meadows residents to vote in the May 7 city council election in Pattison.
Meeting adjourned	8:15 pm

Lynn Wieck
Interim Secretary
Pattison Oak Meadows HOA