

Pattison Oak Meadows HOA

2203 Red Bird Lane, Pattison, TX 77423



MINUTES

Board Meeting – Interim Board of Directors

Date: July 28, 2016

Location: Microflex Corporation Board Room, Pattison, TX

Time: 7:00 pm

Interim Board of Directors attending:

Kevin Cessac, Wayne Kircher, Lynn Wieck,

ITEM	ACTION TAKEN
Treasurer's report - Kircher	Wayne presented a financial report which will be sent out to all residents for whom we have email addresses. Kevin will check to see why we are not receiving water bills. The electricity is still in John Thuman's name. As soon as it is put in the name of the HOA, it will become another line item on our financial sheet.
Status of dues collection - Wieck	Gratitude was expressed to all lot owners who returned their 2015-2016 dues. Only two lot owners have not paid their dues at this time.
Environment Committee Report: 1) Un-mowed lots 2) Entrance and retention pond areas	Letters were sent to five lot owners who had not mowed their lots along with contact information for two lawn services who have done business in the subdivision. All but one lot has been mowed; the HOA will have that lot mowed, and the cost (\$200) will be assessed to the lot owner. Mowing of the entrance areas and the retention pond has gone smoothly and has created a very nice appearance. Kevin will contact the mowing service to mow more of the area facing the road in the retention pond area.
Electrical repairs on Blue Bird Entrance	John Thuman has been notified of needed repairs to the electrical equipment at the Blue Jay Way entrance. The HOA has no jurisdiction over the electrical equipment until it is turned over to us.
Liability Insurance	Quotes are being gathered by Kevin. This insurance will cover the front entrances and the retention pond and greenspace areas as soon as they are deeded over to the HOA.
Architecture Committee: 1) Builders 2) Concerns	Some builders are doing a poor job of containing their trash and debris during the building process. We are discussing options to hold negligent builders accountable.

<p>Collection of 2017 dues – how will mowing fees and interest be accrued</p>	<p>Five letters went out from the HOA regarding negligent lawn maintenance. When the HOA must pay to have a service mow the lot, an invoice will be sent to the lot owner. Failure to pay required fees will result in a lien on the property as stipulated in the Covenants. Although interest on unpaid assessments is addressed in the Covenants, the HOA does not plan to assess interest at this time.</p>
<p>Transfer of common areas - plan *electric meter transfer *survey & property transfer</p>	<p>John Thuman still owns the common areas. He has plans to transfer ownership to the HOA. This transfer will require surveys and property transfer fees. As soon as the property is transferred, the HOA will assume responsibility for taxes on this property from the time of transfer forward.</p>
<p>Plans for HOA general election in Nov. 1) Timeline 2) Recruitment of nominees 3) Plans of current board members</p>	<p>The HOA general board election will be held in November by mail/email ballot. Anyone who is interested in one of the offices is encouraged to run for election. The offices are: President Secretary Treasurer Board member Board member</p> <p>In September, we will send out an invitation to all lot owners to attend a community social gathering planned for October where we will meet our neighbors and assess interest in running for HOA positions. We will send out more information as the event gets closer.</p>
<p>Scope of HOA responsibilities: what is included and what is not included; avoiding “mission creep”</p>	<p>The HOA board discussed the role of the HOA which is to manage the subdivision in accordance with the HOA bylaws and the Oak Meadows Covenants. We clarified that we are not substitutes for law enforcement or advisors on legal issues. We also reiterated our intent to keep property values and the quality of life as high as possible and to value friendship and collegiality among the lot owners.</p>
<p>Other business</p>	<p>The Board currently plans to have quarterly financial statements and to keep lot owners apprised of HOA Board meetings and outcomes.</p>

Lynn Wieck
Interim Secretary
Pattison Oak Meadows HOA