

Pattison Oak Meadows HOA
P.O. Box 313, Pattison, TX 77466



Owners Meeting Minutes

Date: June 7, 2017
Location: 35900 Royal Rd. Pattison TX
Time: 7:00pm to 8:00pm

Attending Board Members:
Kevin Cessac, President
Wayne Kircher, Treasurer
Paul Riss, Member

Attending Owners: 16

Meeting Items:	Actions:
1. Financial Report (City council report by Wayne)	<p>As of June 2017, the HOA had a balance of \$20,755.56. For the 2017 calendar year the HOA received \$12,250.00 in dues and has had \$2,549.70 in expenses. Only two lots have not paid their 2017 dues to date.</p> <p>Wayne reported that of the 45 lots in Oak Meadows - 23 have built homes, 37 of the lots are sold with 8 lots still owned by La Mancha.</p> <p>Wayne attended the Pattison city council meeting and notified us that the city plans to spray for mosquitoes once per week between 10pm and 4am.</p> <p>Street sealing is still on the city agenda but delayed until construction slows.</p>
2. Building Activity Guidelines	<p>A proposed Building Activity Guidelines document was presented for vote and comments prior to the meeting. 17 votes were received with 10 votes against. Comments received before and during the meeting indicated that there does need to be a building activity guideline but the \$2,000 deposit should not be required by the home owner. In place of the deposit it was agreed that a fine structure should be used with fines going to the home or lot owner as necessary. A new version of the guideline will be drafted and sent for out for vote.</p>
3. Entrance and Mailbox	<p>After concerns from John Thurman with La Mancha (the Oak Meadows developer) were raised about the HOA not having ownership of the real estate where the signs and mail boxes are located, it was agreed to delay any maintenance until after ownership transfer is completed. Wayne will work with the city council to help move the transfer process along. Joe Garcia, Pattison city mayer, has agreed to add this issue to the July city council meeting agenda. Joe has asked John Thuman for a plat or survey showing the requested changes.</p>
4. HOA Mowing fee increase	<p>The fee for the HOA to mow vacant lots will increase immediately from \$200 per mowing to \$250 per mowing.</p> <p>Paul Riss has agreed to send notices to owners with lots that need mowing and handle arranging for the lots to be mowed if not mowed by the owners by a due date.</p>
5. HOA dues late fee	<p>A \$35.00 late fee will now be charged to owners that are more than 90 days late on their HOA dues.</p>
6. Subdivision Party	<p>A subdivision party, scheduled for the first Saturday in October, was announced. It is expected to be held at Wayne and Sylvia's house at 2227 Red Bird Lane. More details will be announced later.</p>
7. Liability Insurance	<p>It was decided to delay getting insurance until the property transfer from La Mancha to the HOA is completed.</p>

8. New Board Members	An invitation was given for new board members, especially for the secretary position. Lya Coulter has expressed interest and we hope she will join us at the next board meeting. If anyone else would like to volunteer please let someone on the board know.
9. Adjourn	Meeting ended at 8:05pm. If you made it to the meeting, thank you for helping.