

Pattison Oak Meadows HOA

2203 Red Bird Lane, Pattison, TX 77423



MINUTES

General Lot Owners Meeting

Date: May 10, 2016

Location: Microflex Corporation Board Room, Pattison, TX

Time: 7:00 pm -8:30 pm

Attending: Kevin Cessac, Wayne Kircher, Alex Chbeeb, Alberto & Ernestine Navarro, Edwin & Darly Ramirez, Mike Houts, Paul & Darlene Riss, John Thuman, John & Susan Terry, Greg & Johnna Rhodes, Mike Krumm, Warren Cerame, Lawrence Brandyburg, Seth & Marcia Stokes, Brenda Campbell, Lynn Wieck, Darren & Brandi Chase, Rhonda McDonald, Richard & Melba Prestridge

ITEM	ACTION TAKEN
Call to order - Kevin Cessac, HOA Interim President	Welcome and brief explanation of purpose of Homeowners' Association Introduction of those attending
Synopsis of minutes of March 9 Board Meeting – Lynn Wieck	The outcome of the election to change specific covenants and establish the Pattison Oak Meadows HOA - both initiative passed. Taxes on Common Areas for 2016 are \$1539.00 (drainage pond area \$599.46 and greenspace \$939.26). New directory to be released on June 1.
Treasurer's report – Wayne Kircher	Dues being collected now. Income: \$6,300.00 Expenses paid: \$22.90 (bank checks) Balance on hand: \$6277.10 Wayne also reported that Joe Garcia won the election for Mayor of Pattison. He has been an ally in our quest to get our road sealed. The road maintenance has been approved and will commence as soon as there is a break in construction so that truck traffic can be limited for a brief time.

<p>Historical perspective of Pattison Oak Meadows HOA – Kevin Cessac</p>	<p>Sept. 2015 – began negotiations with John Thuman for homeowners to take responsibility for HOA. Jan. 2016 – Agreement to make changes to deed restrictions so John Thuman would have one voter per lot owned like the rest of the Lot Owners. Feb, 2016 – final draft of HOA bylaws; revised deed restrictions produced; ballots for Lot Owner vote on whether to pass bylaws and amendments to the deed restrictions mailed out (2/23/16) March, 2016 – both initiatives passed; Board meeting to receive election results and discuss next steps. Vote results sent out to Lot Owners on 3/8/16. April, 2016 – John Thuman’s lawyer approved and returned the amended deed restrictions for signature by John Thuman and Board Members. Received Articles of Incorporation for Pattison Oak Meadows HOA non-profit corporation on 4/4/16; opened bank account on 4/24/16. May, 2016 – Board voted on mowing and landscape service contracts for entrance areas of subdivision on 5/3/16. First HOA meeting 5/10/16.</p> <p>Plans:</p> <ul style="list-style-type: none"> • Secure notarized signatures on revised deed restrictions document • File amended deed restrictions, bylaws, and articles of incorporation with Waller County. • Hold HOA Board Member election in November, 2016,
<p>Reminder about property maintenance</p>	<p>Discussed the role of the Architectural Control Committee (ACC). Fences, sprinkling systems, and other major changes must be approved. Mowing was discussed. The general consensus was that a reminder letter should be sent if the grass gets over 12” tall. Possible repercussions of failure to maintain the appearance of a lot were discussed with a consensus that if several weeks went by after notification of need to mow or maintain lot without any action by the Lot Owner, a lawn service would be engaged by the HOA to cut the grass with the cost being added to the Lot Owner’s HOA fees. Disposal of grass: grass clippings and limbs cannot be dumped into the drainage ditch; everyone is asked to notify your lawn service that this is against the deed restrictions. Also, grass, limb, and other refuse is not to be dumped in the retention pond or the reserve greenspace areas in the back of the subdivision.</p>
<p>Status of front entrances maintenance</p>	<p>Bids were received for maintaining the front entrances by the Board. Mailbox and planter areas will be mowed as needed, typically one a week for \$120/trip. The ditch along Dirken Road will be mowed every two weeks in growing season, less off-season, for \$75/trip. Seth Stokes pointed out that this mowing should be done by the county, so we will strive to get them to do that mowing first; however, efforts to get county maintenance in the past have not been successful. Landscaping of the entrance area planters will be done by Sander Outdoors for \$3500 (\$1750 per entrance. This will include irrigation, new soil, plants and mulch. Plants will be low-maintenance evergreens. Work will begin as soon as past-due water bills are paid and water meters are transferred to the HOA and turned on. Water cost is anticipated to be \$25.63 for first 2000 gallons.</p>

Collection of 2015 and 2016 HOA dues	HOA fees for 2015 and 2016 are due now; the fee is \$350 per lot. Fourteen Lot Owners have paid thus far. From now on, the dues notice will be sent out in January of each year.
November HOA Board Elections	Lot Owners are asked to consider running for the HOA Board. The Interim Board will continue to serve until November. A solicitation for persons interested in running for the Board will be sent out in October. Voting will be by mail or email ballot.
Comments, suggestions, questions	<p>Retention Pond and Reserve area: John Thuman pointed out that the HOA will be responsible for the mowing and maintenance of retention pond and reserve areas. The possibility of mowing the reserve area to make it more like a park was discussed. It was pointed out that the school playground is available when school is not in session, and the natural state of the reserve is part of the attractiveness of the subdivision. There is a 1-mile circular walking trail through the reserve now. The reserve and retention pond are both in a flood plain.</p> <p>Theft of building materials: several builders have had materials stolen. John Thuman has notified the sheriff's office of this problem. Residents are asked to report anything suspicious.</p> <p>Builder responsibility for trash: several homeowners complained of builders who do not control their trash which then blows all over the subdivision. For a future revision of the deed restrictions, it was suggested that we put in a caveat that all builders must post a deposit (such as \$1,000) which is returned if they maintain their jobsite. If they do not, a service will be hired with the amount deducted from their deposit.</p> <p>Deeding of property to HOA: John Thuman pointed out that the front entrance areas must be surveyed and then transferred to the HOA. He also stated that the property lines for the greenspace has been surveyed at the initiation of Oak Meadows, and it will be very expensive to re-survey due to the thick underbrush. He wants to transfer the property according to the recorded deed. The Board will consider this option at the next meeting. John Thuman and La Mancha, LTD still own 11 lots.</p>
Next meeting	The November election will be done by mail or email. The next general meeting is planned for May, 2017 unless issues arise which would need Lot Owner input.
Meeting adjourned	8:30pm

Lynn Wieck
Interim Secretary
Pattison Oak Meadows HOA
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