

# ***EASTON COMMONS HOMEOWNERS ASSOCIATION, INC.***

## **MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF EASTON COMMONS HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 22, 2007 AT THE COPPERFIELD COMMUNITY CENTER, 15409 WILLOW RIVER DRIVE HOUSTON, TEXAS 77095**

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### **DIRECTORS PRESENT**

Linda Brewer  
Tina Howard  
Patty Trojan

### **IN ATTENDANCE**

Michael Meagher representing the managing agent, Association Management, Inc.

### **HOMEOWNER/GUEST FORUM**

Several homeowners appeared to address issues related to traffic going through the community. Prior to the meeting, Harris County Commissioner Eversole's office had provided copies of extensive correspondence dating back to 1994 in which his office had responded to requests from the Board, individual homeowners and the management company. An assortment of traffic control devices had been addressed, including signage, police patrols, an electronic speed sign, speed limit reduction and speed bumps.

The County's policy against speed humps was again discussed. An idea that may not have been tried before was installation of yellow plastic "caps" in lines across the road that can be helpful in slowing traffic. The Commissioner's office will be asked to look into these as well as having "20 MPH Speed Limit" painted on the street. President Howard said she would support any efforts by members to pursue other traffic control measures.

Chuck Hadley of MUD 179 reported that the Strategic Partnership Agreement with the City of Houston is in place. The MUD should receive some finds in July and then monthly starting later in the year. The Easton Commons Board will do another "wish list" of community items it would like to see funded.

### **CALL TO ORDER**

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Tina Howard, President, presided and the managing agent acted as recording secretary.

### **ADOPTION OF AGENDA**

On a motion duly made, the agenda was adopted.

**CONSIDERATION OF BOARD MINUTES**

On a motion duly made, the Board approved the minutes for March 27, 2007 with one small change.

**COMMITTEE REPORTS**

**Crime Watch:** Dallas Allen recently volunteered to represent Easton Commons at the meetings of the Copperfield Crime Watch. He attended the May meeting. President Howard described a recent incident in Westcreek and reminded everyone to be mindful of their personal and home security.

**ARC/DRC:** No report.

**Pool and Park:** David Trojan reported that a bid has been obtained to install mulch in the planted beds and tree rings within the pool park and this will be done soon. The committee is working with the pool company on such items as a safety inspection, a log book and getting the underwater lights functioning. Prior to the pool opening for the season, the Board arranged for new pool furniture, including four chaises, four umbrellas, a round iron table and replacement of caps on all chairs and chaises.

**Copperfield Community Association:** No report.

**MANAGEMENT REPORT**

**Financial Statements:** The Board reviewed the financial statements for the period ending April 30, 2007. The Association had a cash balance of \$116,636.99 in the operating account. We also had \$66,975.50 in the replacement reserve account. Total accounts receivable were \$17,988.11, a reduction of \$5,382.61 from the previous month.

Year-to-date income totaled \$42,274.54 and expenses came to \$64,931.07, leaving a deficit of \$22,656.53. Compared to the budget for this point in the year, there was a positive variance of \$7,121.47. The reports were accepted.

**Deed Restrictions:** The managing agent reported that there were 125 active service requests being pursued as of May 17, 2007. During April, 53 service requests were closed and a total of 43 notices were sent.

The Board discussed several pending deed restriction and collection matters and gave the managing agent specific directions.

**ADDITIONAL BUSINESS**

**Architectural Review Process:** The Board reviewed a draft written description of the architectural review process as it is followed at Easton Commons. On a motion duly made, it was approved.

**National Night Out:** An event is being organized at the pool park for Tuesday, August 7<sup>th</sup> to encourage people to meet their neighbors and cooperate on crime reduction efforts.

**MUD Wish List:** The Board will be sending another letter to the MUD Board, asking for help with funding any of the following items:

- Two sided community message boards, including electronic, at two locations
- Landscaping
- Electricity
- Grounds maintenance
- Trash collection
- Drainage work

**Signs to Slow Traffic:** The Board asked the Community Manager to obtain a quote to produce sixteen signs to be placed in the yards of homeowners on Chetland Place. There would be four each with the following wording:

FATAL ACCIDENT  
CHILDREN AT PLAY  
SPEED TRAP AHEAD  
SLOW DOWN

**SCHEDULE NEXT MEETING**

The next meeting will be the annual meeting on Tuesday, July 24, 2007 at 6:30 PM in the Copperfield Community Center, located at 15409 Willow River Drive, Houston, Texas 77095.

**ADJOURNMENT**

There being no further business, the meeting adjourned.

**SUBMITTED**



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**Recording Secretary**

APPROVED

*Tina Howard*  
Approved as Correct

7/24/07  
Date