

EASTON COMMONS HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF EASTON COMMONS HOMEOWNERS ASSOCIATION, INC. HELD ON FEBRUARY 28, 2006, AT 6:30 P.M. AT THE COPPERFIELD COMMUNITY CENTER, 15409 WILLOW RIVER DRIVE HOUSTON, TEXAS 77095

DIRECTORS PRESENT

Jim Fordice
Linda Brewer

IN ATTENDANCE

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

HOMEOWNER/GUEST FORUM

Several members of Girl Scout Troop 12472 appeared to make a presentation to the Board. They were asking permission to hold an Easter Egg Hunt in the park on Saturday, April 8th from about 9:00 AM until noon. In addition to hiding eggs, they hope to have games, activities and refreshments. Since this has been an “off and on” event in recent years, the Board welcomed the participation of the Girl Scouts.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:45 PM. Jim Fordice, President, presided and the managing agent acted as recording secretary.

ADOPTION OF AGENDA

Prior to the meeting, the representative of Orchard Communities asked to be removed from the agenda, stating that the company could not move forward with the project due to “deed restrictions.” On a motion duly made, the agenda was adopted.

CONSIDERATION OF BOARD MINUTES

On a motion duly made, the Board approved the minutes for November 22, 2005 as presented. The draft of the minutes for the January 24, 2006 annual meeting was approved, pending submission to the membership at the 2007 annual meeting.

COMMITTEE REPORTS

Security/Crime Watch: Mr. Fordice reported on behalf of Kathryn Cairns. The additional deputy (funded by Wheatstone joining the contract) has been added to

the schedule. One Crime Watch training session has been held. Although there was a good turnout, only two representatives of Easton Commons attended.

ARC/DRC: No report. The Board wants Allied Waste to mail out the instructions on how yard waste is to be bundled and put out for collection.

Pool and Park: No report.

Copperfield Community Association: No report.

MANAGEMENT REPORT

Financial Statements: The Board reviewed the financial statements for the period ended January 31, 2006. The Association had cash balances of \$100,467.91 in the Operating Fund, and \$59,955.09 in the Replacement Fund.

In the operating fund, the association ended 2005 with a deficit because of the capital improvement projects done during the year. As a result, the prior year operating surplus went down by \$6,790.81. By the end of January, approximately 69% of the 2006 assessment had been collected. A past due notice was sent to all delinquent owners early in February and this has generated numerous additional payments.

Deed Restrictions: The managing agent reported that there were 92 active service requests being pursued as of February 23, 2006. During January, 34 letters were sent and 35 service requests were closed. The Board discussed several pending deed restriction and collection matters and gave the managing agent specific directions.

INSURANCE DISCLOSURE

The Board signed the annual disclosure regarding the insurance policy.

POOL FENCE

The Board reviewed proposals from B&M Construction and John McDonald Construction to prepare and paint the pool fence. On a motion duly made, the Board approved the work to be done by B&M at a cost of \$1,912.00, as long as the paint is comparable to that in the proposal from John McDonald.

PARK TREE PRUNING

The Board reviewed a proposal from Texas Trees to prune the trees in the pool park. Pampered Lawns will be asked to do a comparable bid for review at the next meeting.