

EASTON COMMONS HOMEOWNERS ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF EASTON COMMONS HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 27, 2007 AT THE COPPERFIELD COMMUNITY CENTER, 15409 WILLOW RIVER DRIVE HOUSTON, TEXAS 77095

DIRECTORS PRESENT

Linda Brewer
Tina Howard
Patty Trojan

IN ATTENDANCE

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

HOMEOWNER/GUEST FORUM

No homeowners appeared to address questions or concerns to the Board.

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 January 23, 2007 as presented.

COMMITTEE REPORTS

Crime Watch: The Board is looking for a new representative on the committee, since Kathryn Cairns has resigned. The following notes are from the draft Copperfield Crime Watch Committee minutes for March 7, 2007:

- Sgt. Ruggiero Introduced Sgt. Martinez who is now in charge of Neighborhood Contracts for District 5.
- Serial late night armed robberies up and down South of 529 and Highway 6 – 1 black and 1 Hispanic male in 1998 silver gray Chevy Malibu – robbed individuals and businesses – please spread the word in each Village.
- “Operation Wrangler” – targeting District 5 – involves drug trafficking, smuggling, etc. Sgt. Ruggiero has nominated Copperfield to be included in the operation.

- Deputy Juan Veramontes was nominated (for his investigative productivity) to the 100 Club and Yearly Exchange Club.
- Parking problem at Homsley Elementary – trying to get “no parking” signs installed. Working on volunteer program to direct traffic.
- Please encourage everyone to call Sheriff’s Department if you see children loitering in parks.
- Discussed shortage of dispatchers.
- The lawn equipment robber is back – in blue 4-door Toyota – 2 black males – theft occurred at Telge and Bonnieview.

ARC/DRC: AMI is to send potential denials to the Board unless the homeowner is requesting something that clearly cannot be approved, such as an “extreme” color, a fence in violation of the current standard, etc. Requests for additional information, clearly approvable requests, etc. do not have to go to the Board. The manager will draft a resolution on this.

Pool and Park: Patty Trojan reported that the pool will open on May 1st. When needed, shocking will be done on Sunday night and the pool will be closed at least part of the day on Monday (not including Memorial Day and Labor Day). The Easter Egg Hunt is scheduled for Saturday, March 31st from 9:00 AM to Noon. Theresa Strong is coordinating it with the Girl Scouts and may ask for reimbursement of some small expenses.

Copperfield Community Association: Tina Howard reported on the CCA meeting. The new trash company seems to be providing good service. The CCA Board has discussed maintenance of the Copperfield Place Village fence along Cherry Park. The section near Ride Park, behind the Pleasant Ridge houses, is in poor condition and will need to be replaced. The CCA is not willing to replace it because it does not own this section. One of the Copperfield monument signs may need to be rebuilt.

MANAGEMENT REPORT

Financial Statements: The Board reviewed the financial statements for the period ending February 28, 2007. The Association had a cash balance of \$110,492.37 in the operating account. We also had \$66,422.81 in the replacement reserve account. Total accounts receivable were \$26,045.11, a reduction of \$16,865.02 from the previous month.

Year-to-date income totaled \$19,586.05 and expenses came to \$56,884.52, leaving a deficit of \$37,289.47. Compared to the budget for this point in the year, there was a positive variance of \$2,271.53. The reports were accepted.

Deed Restrictions: The managing agent reported that there were 78 active service requests being pursued as of March 27, 2007. During February, 55 service requests were closed and a total of 29 notices were sent.

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

ADDITIONAL BUSINESS

The Board considered an engagement letter from Christopher Clark, CPA to do the annual audit and tax returns at a total cost of \$1,400. The proposed agreement includes the statement: "It is agreed the draft of the audit and the return form 990 will be released to you by June 15, 2007." On a motion duly made, the proposal was approved.

New signs were approved to state the pool hours and prohibition of tobacco products.

SCHEDULE NEXT MEETING

The next meeting will be the annual meeting on Tuesday, May 22, 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



Recording Secretary

APPROVED

Approved as Correct

Date