

SOUTHCREEK VILLAGE COMMUNITY ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF SOUTHCREEK VILLAGE COMMUNITY ASSOCIATION, INC. HELD ON JUNE 19, 2006, 6:30 P.M. AT 7750 AUTUMN LAUREL, HOUSTON, TEXAS.

DIRECTORS PRESENT

Doug Hause, Director

Bob McCavitt, Director

Lorri Thompson, Treasurer

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:34 p.m. Director Thompson presided over the opening of the meeting, and the managing agent assisted in recording the minutes.

IN ATTENDANCE

Ransom Daly and Brandi Leal (Association & Community Management Professionals, Inc.) and five homeowners were in attendance. Along with three MUD representatives, one Pampered Lawn representative, and one Texas Fence representative.

ADOPTION OF AGENDA

Director Thompson asked for any changes to the agenda.

Resolved, a motion was made to change the order of the agenda, seconded and unanimously approved to changes the order of the agenda to the following:

- Call to order
- Adoption of Agenda
- Consideration of Minutes of Prior Meeting
- Homeowners and Guest
- Committee Reports
- Management Report
- Agenda Items
- Additional Business
- Schedule Next Meeting
- Adjournment

MINUTE MOTION

The Board reviewed the minutes from the May 18, 2006 Director Meeting.

Resolved, a motion was made, seconded and unanimously approved accepting the May 18, 2006 Director Meeting minutes as amended.

EMAIL BUSINESS ADDRESSED BETWEEN MEETINGS

The Board requested that e-mail business include the subject and resolution for each e-mail.

Resolved, a motion was made, seconded and unanimously approved.

Email business since the May meeting is as follow:

Additional electrical outlets at the Park Falls park/pool area. Not approved unanimously.

Irrigation repair proposal from Pampered Lawns is in this packet.

Pampered Lawns repaired male adaptor that is broken at Autumn Laurel Pool. This supplies water to the building and irrigation.

Election of officers. No official vote taken.

Amendment of the April minutes eliminating statement about providing A/R to Mrs. Smith, No resolution.

Mosquito spraying. Mosquito sprayer should be dropping cards off now.

16002 Sugar Ridge – lower fence or larger rot board. No resolution.

Area Pampered Lawns is treating for fire ants at Park Falls. No resolution

Gas Markers along Royal Gardens and Forest Heights @ the beltway. Have contacted the pipeline company and ask that they repair and repaint. If you want it done quicker the Association might want to have them painted.

Trim tree limbs and mulch splashpad area. Approved and completed.

Fence installation without a survey. Board agreed that a fence can be installed without a survey if the homeowner forwards a letter stating the fence was placed in the exact location of the previous fence.

Information provided over the phone to residents about issues concerning other residents.

We have been advised by your attorney to inform residents that they are more than welcome to come in and view the Association records to determine what action has been taken but we are not at liberty to discuss the matter due to liability issues. This is for deed restriction and collection issues not have a lawsuit filed as of yet. If a lawsuit is filed then the reason the lawsuit was filed can be stated as well as any information provided in the lawsuit. Your Association stated this is the way they handle this situations and we should also.

A member requesting gate onto Royal Gardens or they will file a lawsuit. Sent to the Association attorney for response per Board.

Graffiti on Park Falls building. Graffiti removed.

Contacted M.U.D. Director to attend Board meeting.

Install wording on splashpad sign that swimsuits must be worn and children under 2 must wear swim pants. No resolution

HOMEOWNER FORUM

A member questioned the Board if a first letter is mailed out before a certified letter is mailed out? The member stated that they never received the first letter telling them that they needed to paint their house. The only letter they received was the copy of the certified letter. The member requested that they be granted an extension to complete the painting of their house. At this time their spouse is out of town. The member also requested that the certified letter fee be waived from their account. The member was instructed that the Board of Directors would review this matter in the Executive Session and a letter would be mailed to them with their decision.

A Member complained about the property next door to them. The member stated they spoke to Theodora Daly regarding this issue and was told that they didn't know anything about this property. The member also said that they receive letters all the time, and how does this member

not have to take care of their property? Director Thompson explained how the procedure works. She also assured the member that the Board of Directors is aware of the situation and Pampered Lawn will be out to correct the violation.

A member complained about a property in Southcreek Village. This property always has 6 or more vehicles parked in the driveway, street or sometime on the sidewalk. This is a cul-de-sac and there is no room for all these cars. The member also stated that two vehicles have been parked in the driveway for more than two months and have not moved at all. Director Thompson stated this has been monitored for awhile. Director McCavitt suggested that they turn over any traffic violations to sheriff's office. Director Hause suggested that they discuss this in the Executive Session. The member also stated that the surrounding neighbors feel that the homeowners are renting out rooms.

A member complained about another Southcreek Village property. The member stated that this house always has a taxicab in the driveway. The member asked isn't it against the deed restrictions to have commercial vehicles in the community? The Board of Directors stated that it is against the deed restrictions and a letter would be mailed out to this property for the violation, once an address is determined.

MUD REPORT ON LANDSCAPE IRRIGATION REUSE WATER SUMMARY

Mr. Gary Struzick presented a summary sheet for the Board of Directors to review on the Landscape Irrigation Reuse Water Program. Mr. Struzick stated that the project would take about two years to implement. Jason McNabb (from Pampered Lawn) questioned how and if this will change the current irrigation system. Mr. Struzick stated that only the supply lines to the water meters for the irrigation system would be changed.

Resolved, a motion was made, seconded and unanimously approved to participate in the landscape irrigation reuse water program.

FENCE PROJECT

A Texas Fence representative attended the meeting to answer any questions the Board had. Director Thompson stated that in some low-level areas where the fence was replaced, puppy bars were put down instead of rot boards. Mike stated that this is normally done in low level areas. Director Thompson stated that this is against the new ARC guidelines and that a rot board needs to be placed there instead. Director Hause said to draw up a map showing where the changes need to be made, and get these corrected. Mike stated that the areas that are agreed on will be fixed at no charge, but new areas will have a charge added to them.

Park Falls and Queenston—there are several issues in this area. From this point on if you run into anything that is in the path of the fence please call Director Thompson so they can talk about these issues before fencing is installed.

Director Hause stated that they would like to see the invoice on the lumber purchased by Texas Fence. He feels that the quality is not the same as Southdowns. Director Hause stated that a second coat of stain might need to be added to help preserve the life of the pickets. Mike agreed to provide this.

Once the fence company is done with the project, an inspection with the Board of Directors will be scheduled.

The Board stated that there are still areas that have debris through out the community. These areas need to be cleaned up, it is killing the grass in some of the homeowners yards.

FENCE PROJECT

The Board advised of items that need to be addressed with the fence company:

- provide back up of the quality of wood
- rot board replacement
- look at the issues on Forest Heights
- the orange fencing needs to be used while homeowners' fences are not up
- timeline of how much longer for the project to take.
- clean up for the July 4th weekend.

PAMPERED LAWN

Pampered Lawns representative Jason McNabb addressed splash pad issues. He will check on the rain gauges to insure they are properly working. They just did a big check on the irrigation system, but he will look at the property again.

Director Thompson stated that there are a lot of ants at the splash pad and pool areas and would like ant killer to be broadcast in those areas. She also stated that there is a leak at the little park where the gazebo is, Mr. McNabb will check on this.

The Board requested that Mr. McNabb mow, weedeat and edge the yard at requested by the member.

The Board requested the yearly bid from Pampered Lawn to review.

HOMEOWNERS PLACE ON THE AGENDA

A member attended to discuss the violation of "CLEAN OIL OF DRIVEWAY". The member stated that they have tried every product on the market and nothing is getting the stains out.

Director Thompson explained how the process works and a letter will be mailed out to the member once the Board has made a decision.

The member's then made a complaint about the property at on their street that needs to be mowed. The Board stated that they are aware of the situation and it is in the deed restriction enforcement process.

ARC ISSUES

The Board discussed the processing of applications through the ARC. The Board, as well as the ARC should see every major construction application before decisions are made.

Resolved, a motion was made that a copy of any major construction application be forwarded to the Board when the request form is forwarded to the committee. The motion was seconded and unanimously approved.

POOLS AND PARKS

Director Hause questioned the number of guards per the number of people at any given time. There were 2 lifeguards just sitting around and talking while one lifeguard was on the stand. The Board will contact Greater Houston Pool Management about the guard policy. July 4th parade—Director Hause will be given a \$50 budget to buy supplies.

CCA REPORT SECURITY

The Board discussed the issues that have been going on at Wal-Mart on FM 529 and Hwy 6. Director McCavitt stated that the Wal-Mart is no long in the Copperfield community and does not received patrol services from the Copperfield Community Association as they did when they were located on Hwy 6. Any criminal or other complaints go through the District Sheriff office.

TRASH ISSUES

Director McCavitt reported that Terri League has attended the last two CCA meetings and stated that there have been some issues with the trash service. Allied has changed their process and this should help with their performance.

MANAGEMENT REVIEW

More outlets at Park Falls are needed. Rally Electric stated that the whole box needs to be replaced. Get prices for the outlets and let the Board of Directors know as soon as possible the cost of this.

PAMPERED LAWN

The Board reviewed the proposal from Pampered Lawns for \$2,264.00 for irrigation repairs.

Resolved, a motion was made to accept the bid from Pampered Lawns, seconded and unanimously approved.

ELECTION OF OFFICERS FOR POSITIONS

A motion was made, seconded and unanimously approved appointing the following officers for 2006/2007.

Director Thompson - President

Director Carey - Vice President

Director Frank - Secretary/Treasurer

Director McCavitt – Copperfield Community Association Liaison

Director Hause - Director at Large

LANDSCAPE PROPOSALS

The Board reviewed landscaping proposals from Komp Horticultural, Landscape Maintenance & Irrigation, Pampered Lawns and TruGreen LandCare. The figures provided in the Management Review did not match the figures in the actual proposals. The Management Company stated that the pre and post emergent applications and maintenance of a small area around the entrance columns on Summer Dew were added causing the price difference. The companies could not get an updated proposal to the Management Company before the Board Packets were delivered. The Board requested updated proposal hard copies before making a final decision.

Small tunnel at Autumn Park is broken. Please check on the warranty. This was just purchased a year ago.

PEBBLEGLLEN PARK

The picnic table seats need to be replaced at the Pebbleglen park.

Resolved, a motion was made, seconded and unanimously approved to replace all picnic table seat boards for \$65.00/small and \$75.00/large.

Several lights are out at Park Falls. This needs to be checked out.

Mildew on slide at Park Falls playground area. Also water fountain not draining. Please have this checked out.

Gazebo park has trucks running from the parking area to the volleyball court, causing ruts. The Board will let the grass grow over these areas to correct the problem.

Missing fence pickets at a Southcreek Village property.

Resolved, will have Pampered Lawn replace the missing pickets for \$105.00

BOARD DIRECTION DEED RESTRICTION VIOLATIONS

The Board reviewed deed restriction violations requiring Board Direction and provided same to the Management Company to effect.

COMBO ATTORNEY LETTERS

Director Hause requested a status report on the combo attorney letters. Need list broken down to see who still owes 2005 and 2006 assessments.

Director Thompson also requested fence clerk time to be broken down so they can review this issue.

NEXT MEETING

The next meeting of the Board of Directors of Southcreek Village Community Association is to be held on Wednesday, July 17, 2006, at 6:30 P.M. at 7750 Autumn Laurel, Houston, Texas 77095.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:10 p.m.