

SOUTHCREEK VILLAGE COMMUNITY ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF SOUTHCREEK VILLAGE COMMUNITY ASSOCIATION, INC. HELD ON JANUARY 15, 2007, 6:30 P.M. AT 7750 AUTUMN LAUREL, HOUSTON, TEXAS.

DIRECTORS PRESENT

Judith Carey, Vice President
Richard Frank, Treasurer
Bob McCavitt, CCA Representative (arrived at 9:30 p.m.)
Lorri Thompson, President
Doug Hause, Director

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:41 p.m. Director Thompson presided over the opening of the meeting, and the managing agent assisted in recording the minutes.

IN ATTENDANCE

Ransom Daly (Association & Community Management Professionals, Inc.), Jason McNabb of Pampered Lawns, and members stated herein were also in attendance.

ADOPTION OF AGENDA

Director Thompson asked for any changes to the agenda.

Resolved, a motion was made to accept the agenda as presented. The motion was seconded and unanimously approved.

MINUTE MOTION

The Board reviewed the minutes from the October 16, 2006 Director Meeting.

Resolved, a motion was made, seconded and unanimously approved accepting the November 20, 2006 Director Meeting minutes as amended.

ARC COMMITTEE

The Board discussed the lack of communication from the ARC Committee. The Board requested the Management Company provide a monthly ARC update. This report should include the ARC control numbers, address, what ARC was for, Approval/Disapproval, and comments. The Board inquired if there would be an extra charge for this and the Management Company stated they would need to look at it first and would get back with them.

CRIME WATCH COMMITTEE

The Board noted that they are receiving very little communication from the Crime Watch Committee. The Board directed the Management Company to email the Southcreek Village Crime Watch Committee Chair and request they include all of the Board members in all email communications regarding criminal activity in Southcreek Village. The Management Company will provide the email addresses for all Board members to this committee chairperson.

SHANGRILA COLUMNS

The Board reviewed the proposals for three columns and for a sign matching the “Copperfield” signs on Queenston.

Resolved, the Board approved the proposal for three brick columns with a construction price of \$1,560.00.

PARK FALLS SWING ACTIVITY MULCH

The Board reviewed the proposals from three contractors to install Kiddie Cushion fiberboard in the swing activity at the Park Falls park.

Resolved, the Board approved the proposal from Pampered Lawns to install 34 cubic yards of Kiddie Cushion fiberboard in the Park Falls swing activity for \$1,650.00.

PAMPERED LAWNS

Jason McNabb was queried about the mulch installed around the trees. He stated that he was out of town and the crew put it around the trees by mistake. It was done at no extra cost to the Association. Director Carey noted the trash along the streets and Mr. McNabb informed her that they are only mowing twice a month now so there will be some trash buildup. Director Thompson requested Pampered Lawns inspect the Summer Dew cul de sac and clean it up. Pampered Lawns stated they turned off the irrigation and bled the system in anticipation of a freeze. There being nothing further to report, Mr. McNabb departed the meeting.

ARC GUIDELINES

The Board requested the Management Company provide a draft of ARC Guidelines for windows and doors.

ROLL UP DOORS FOR AUTUMN LAUREL STORAGE ROOM AND LIFEGUARD OFFICE

The Management Company provided proposals from ABC Door Co., A-1 Overhead Doors and ARMSCO Doors Unlimited. The Board requested a picture and specifications and that they would review it during executive session.

The final fence payment was made to Texas Fence. The project is now closed.

MEMBERS ON AGENDA

A member addressed the Board regarding an Association issue.

MAILBOX REPAIRS

The Board requested the Management Company compile a list of mailboxes that need to be repaired/replaced due to rust, damage or disrepair. This list is to be turned into the Post Office as soon as it is completed. The list can be compiled during the regular deed restriction inspections.

GRAFFITI AT THE PARK FALLS FACILITY

The Management Company reported that the Park Falls pool building was decorated with graffiti on the rear of the building facing the pool. The bathroom doors were found open and the bathrooms

had graffiti on the walls and mirrors. This was reported to the Sheriff, pictures taken and cleaned up.

Resolved, the Board directed the Management Company to get striker plates, three inch screws and dead bolt locks placed on the Park Falls building bathrooms and lifeguard office door.

2007 POOL SEASON

The Management Company presented the 2007 Pool Management proposal from Greater Houston Pool Management, Inc. (GHPM). Director Thompson stated that the proposal needs to be sent to Mrs. Suzy Smith to review before approval. The Management Company also asked direction on whether the Board would like to use stickers again this year or new pool badge ID's. Director Thompson stated stickers have been used for the past two years and new pool ID badges need to be issued.

Resolved, the Board directed the Management Company to forward a copy of the pool management proposal to Mrs. Suzy Smith. The Management Company was also directed to get the number of pool ID badges needed for the 2007 season from Mrs. Smith. The pool ID badges are to be blue and have "SCV 2007" printed on them in white lettering.

GAZEBO PARK LIGHT

The Board reviewed the proposal from Arise Enterprise for installation of a light pole in the gazebo park between the three benches in the Northeast corner of the park and the fence. The Board tabled the matter until the other bids are received.

LOOSE DOG EMAIL

The Board reviewed an email from a member complaining about loose dogs. After discussion the Board directed the Management Company to respond to the member informing the member that the Association has no authority in this matter unless the ownership of the dogs can be established and three or more members will be willing to file complaints about the dogs. The Association has placed articles in the newsletter requesting members be considerate of one another and keep their dogs and cats either on a leash or in their own yard. Additionally, when walking pets on a leash the members were asked to clean up after their dogs. Harris County Animal Control should be contacted to deal with loose dogs.

GREENBELT ALONG DOGWOOD TRAILS

The Board reviewed a complaint about teenagers gathering in the greenbelt behind Dogwood Trails. The Board directed the Management Company to forward the complaint to the Harris County Sheriff Department. The Management Company will inform the complainant that the information was forwarded to the Harris County Sheriff.

COLLECTION LEGAL ACTION

The Board reviewed the Management Company memo regarding legal collection action and directed the Management Company to have the attorney pursue collection of the delinquent assessment.

LOCATOR SEARCH

The Management Company reported that they have exhausted all means available at no charge to determine the location of the owner of a Southcreek Village property. The Management Company recommended employing a locator company.

DEED RESTRICTION LEGAL ACTION

The Board reviewed a memo from the Management Company regarding the accounts that the attorney is pursuing corrective action. The Board provided direction for the Management Company and the Association attorney.

HOMEOWNER CORRESPONDENCE

The board reviewed correspondence from nineteen members and provided responses for the Management Company to forward and actions for the Management Company to take.

RECEIPT OF GREEN CARDS OR RETURNED CERTIFIED LETTERS

Director Thompson states she spoke with the Association attorney regarding the return of green cards or returned certified letters. She stated that the attorney said a two to three month wait before the green card or returned certified letter was excessive. Director Thompson also stated that the Association attorney stated that the Association could proceed with enforcement or collection action before the green card or returned certified letter is received. The Management Company stated they will check with the post office and see why it takes so long.

SOD YARD VIOLATIONS

Resolved, the Board placed all sod yard violation actions on hold until March 20, 2007.

MEMBERS SCHEDULED ON THE AGENDA THAT DID NOT ATTEND

There members that requested a hearing with the Board of Directors did not attend as scheduled and informed via first class and certified mail.

CCA REPORT

Director McCavitt provided a report of actions taken at the Copperfield Community Association Board meeting. The main discussion topic was changing of trash contractors. Most members are not aware that Allied Waste's initial proposal was a ninety per cent (90%) increase over what was currently being paid for trash pickup service. CCA solicited additional proposals and WCA was much cheaper. Allied came back and lowered their proposal but they were still higher than WCA so CCA went with WCA for trash collection.

Southcreek Villages final vote tally for trash collection was as follows:

Back door pickup	41
Curbside pickup	140
For recycling	93
Opposed to recycling	88

ATTORNEY COMMUNICATIONS

Director Thompson directed the Management Company to copy her on all communications with the Association attorney. The Management Company is not to have any verbal communications with the Association attorney, just via email or letter.

Additionally, any future requests such as this from the attorney are to include the attorney's recommended course of action.

BOARD DIRECTION DEED RESTRICTION VIOLATIONS

The Board reviewed forty two deed restriction violations and corresponding photographs then providing the Management Company with actions to be taken.

NEXT MEETING

The next meeting of the Board of Directors of Southcreek Village Community Association is to be held on Monday, February 19, 2007, at 6:30 P.M. at 7750 Autumn Laurel, Houston, Texas 77095.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:24 p.m.