

# ***SOUTHCREEK VILLAGE COMMUNITY ASSOCIATION, INC.***

## **MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF SOUTHCREEK VILLAGE COMMUNITY ASSOCIATION, INC. HELD ON MAY 18, 2006, 6:30 P.M. AT 7750 AUTUMN LAUREL, HOUSTON, TEXAS.**

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### **DIRECTORS PRESENT**

Judith Carey, President  
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 6:30 p.m. Director Carey presided over the opening of the meeting, and the managing agent assisted in recording the minutes.

### **IN ATTENDANCE**

Ransom Daly and Laurie Woytek (Association & Community Management Professionals, Inc.) and two homeowners were in attendance.

### **HOMEOWNER FORUM**

A resident queried the Board as to why the fencing along Summer Dew was not being included in the fence project. The Board advised that there were limited funds and that they chose the main thoroughfares. They stated that Summer Dew is an access to Sommerall, which is not a Copperfield community.

The homeowner stated that people are claiming that the Board doesn't care about the properties in the Southpoint section of Southcreek. The Board assured the homeowner that those claims are untrue noting that other areas of Southcreek Village with the same type of housing are getting a new fence because they border a main thoroughfare.

### **ADOPTION OF AGENDA**

Director Carey asked for any changes to the agenda.

**Resolved**, a motion was made, seconded and unanimously approved accepting the agenda as presented.

### **MINUTE MOTION**

The Board reviewed the minutes from the April 17, 2006 Director Meeting.

**Resolved**, a motion was made, seconded and unanimously approved accepting the April 17, 2006 Director Meeting minutes as amended.

### **EMAIL BUSINESS ADDRESSED BETWEEN MEETINGS**

The Board requested that e-mail business include the subject and decision.

List of fence action items from Director Thompson. Received and resolved.

Gate at Marble Glen and Lakeview Haven. Gate will not be installed.

Gate at tree properiesy bordering Lakeview Haven. Gates will not be installed.

Called Tx Fence per Director Thompson and informed them of the landscaping on and beside the fence at a property along Forest Heights. Spoke with Mike and requested they do everything they can to work with the homeowner to ensure as little landscaping along the fence is disrupted as possible. Gave Mike the home and work phone numbers of the owners. Contacted the homeowner and informed them that a representative of Tx Fence would be calling them. Explained that we wanted to work with them to help keep the landscaping from being destroyed. They stated they had the bushes cut down to five feet, have moved some and will work with the company so as little as possible is disturbed.

Pool inventory lists. Lists reviewed, presented to Board and necessary items approved for purchase.

Park Falls entrance gate. Gate repaired.

Rainbow Lake & Park Falls tree limb pick up. Tree limbs picked up.

Lakeview Haven tree limb pick up. Tree limbs picked up

### **POOLS/PARKS**

Director Thompson reviewed a proposal from Kraftsman to maintain the splashpad. She stated that Greater Houston Pool Management no longer wants to maintain it. The Board discussed changes needed to the contract since the splashpad had already been opened by GHPM.

**Resolved**, a motion was made to accept the contract from Kraftsman for monthly maintenance for 6 months in 2006, not to exceed \$340 per month. The motion was seconded and unanimously approved.

Director Thompson stated that Westcreek Village will be taking part in the parade and that Pampered Lawns will be sponsoring the inflatables.

### **FENCE PROJECT**

The Board advised of items that need to be discussed with the fence company.

- trash needs to be picked up regularly
- bowed boards need to be replaced
- the orange fencing needs to be used while homeowners' fences are not up

### **FENCING REQUEST**

The Board discussed a home improvement request from a resident to move the fencing on the side of his property out three feet. The management company advised that the lot survey did not indicate that there was a utility easement in that area.

**Resolved**, a motion was made denying the request to move the fence because they do not want to change the symmetry line of the fence. The motion was seconded and approved. Director Carey opposed.

### **FENCE DEED RESTRICTION VIOLATIONS**

The Board discussed deed restriction letters being sent for new fences. The Board agreed that letters should not be sent as long as the fence meets the guidelines. Director Thompson stated

that Texas Fence would be sending a list of the fences, which were replaced by them in accordance with the guidelines.

**Resolved**, a motion was made to discontinue sending letters to homeowners who have replaced their fence according to the guidelines and that apology letters should be sent to the homeowners who have already been sent letters. The management company was instructed to send a note in their account with the date and that the fence was approved per the Board of Directors. The motion was seconded and unanimously approved.

### **CRIME WATCH REPORT**

The Board discussed the recent e-mail from Sergeant Ruggiero. Director Carey stated that they never received any new information on the recent incidents, and requested updates for closure on crimes. She stated that Maurice Perret should be forwarding the e-mails from Sergeant Ruggiero to all Board members. Director McCavitt stated that he attended the recent Crime Watch meeting and that Sergeant Ruggiero can't give out too much information on crimes, while they're being investigated.

### **COPPERFIELD COMMUNITY ASSOCIATION**

Director McCavitt advised that the next meeting will be held next Monday, May 22, 2006.

### **FENCE PROJECT**

The Board discussed the transition from the CCA fencing to the new fencing in Southcreek. They agreed that there should be pickets installed, which step down to the CCA fence. Director Thompson stated that she would contact Texas Fence about this.

The Board discussed cutting notches in fences where large tree limbs are on the fence. Director Thompson stated that she would contact Texas Fence for their recommendations.

### **MANAGEMENT REVIEW**

The Board reviewed proposals for replacing vents at the Park Falls pool building. Director Hause stated that he would look at the bids. The matter was tabled.

### **PAMPERED LAWNS REPORT**

The Board discussed the proposal to paint the Park Falls pool building and pyramid covers from Pampered Lawns.

**Resolved**, a motion was made accepting the proposal from Pampered Lawns to paint the pool building and pyramid covers for \$1,870.00, however the pyramid covers are to be painted after the leaning posts have been repaired. The motion was seconded and unanimously approved. Director Thompson stated that this should be coded to deferred maintenance.

Pampered Lawns was instructed to trim the flowers at the splashpad.

## **FINANCIALS**

Director Thompson stated that there is too much money at Amegy Bank, and that there should be no more than \$100,000.00 in the account. The management company was instructed to move some of the money.

## **ARC REQUESTS FOR MAJOR CONSTRUCTION**

Director Thompson requested that the Board be forwarded copies of ARC requests for major construction when the requests are forwarded to the ARC. She stated that they should address issues with the request prior to the request being approved. They stated that they need some form of communication between the ARC and the Board.

## **GRAFITTI REIMBURSEMENT**

The Board instructed the management company to follow up on being reimbursed for the graffiti with the Sheriff's department and to find out as to whether the Association needs to file a lawsuit in efforts to get reimbursed.

## **ELECTRICITY**

The Board discussed rates from other electric providers. The Board decided to stay with GEXA.

## **DEED RESTRICTION INSPECTION INTERVALS**

The Board instructed the Management Company to do the deed restriction inspections every fourteen days.

## **MANAGEMENT CORRESPONDENCE**

The Board reviewed correspondence from the management company requesting approval to hire a locator service to locate the homeowner of a Southcreek Village property. The Management Company has used every available free avenue to determine the location of the owner with no new results.

**Resolved**, a motion was made approving hiring a locator service to locate the homeowner. The motion was seconded and unanimously approved.

## **HOMEOWNER CORRESPONDENCE**

The Board reviewed correspondence from eleven (11) members and provided the Management Company with responses and actions to be taken.

## **BOARD DIRECTION DEED RESTRICTION VIOLATIONS**

The Board reviewed deed restriction violations requiring Board direction and provided same for the Management Company to execute.

## **ACTION ITEMS**

The management company advised that there are pickets missing in the reserve area on River Garden. The Board stated that they would drive by.

The management company advised that the county has been contacted to repair the broken curb at the River Garden reserve area.

Pampered Lawns has been contacted to trim the Oleanders up from the gate on River Garden.

The management company will get pricing on replacing the trash can holders at the Pebbleglen reserve area.

The management company will solicit for proposals to repair or replace the picnic tables at the Pebbleglen reserve area.

### **COMBO ATTORNEY LETTERS**

Director McCavitt requested a status report on the combo attorney letters.

### **NEXT MEETING**

The next meeting of the Board of Directors of Southcreek Village Community Association is to be held on Wednesday, June 19, 2006, at 6:30 P.M. at 7750 Autumn Laurel, Houston, Texas 77095.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 9:57 p.m.