

SOUTHCREEK VILLAGE COMMUNITY ASSOCIATION, INC.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF SOUTHCREEK VILLAGE COMMUNITY ASSOCIATION, INC. HELD ON OCTOBER 16, 2006, 6:30 P.M. AT 7750 AUTUMN LAUREL, HOUSTON, TEXAS.

DIRECTORS PRESENT

Judith Carey, Vice President
Richard Frank, Treasurer
Bob McCavitt, CCA Representative
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 6:43 p.m. Director Thompson presided over the opening of the meeting, and the managing agent assisted in recording the minutes.

IN ATTENDANCE

Homeowners listed on the sign in document, Ransom Daly, Kathleen Thames and Laurie Woytekof Association & Community Management Professionals, Inc. (the Management Company) and, Jason McNabb of Pampered Lawns 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 September 18, 2006 Director Meeting. The Directors advised of the following amendments:

Addition to the minutes should read

“Resolved, upon a motion and second, the Board approved that vehicles parked in the street that have had a documented complaint should be referred to the Harris County Sheriff’s Department, otherwise they should be placed on hold upon the first citing.”

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

2007 BUDGET

Prior to the meeting being called to order the Board reviewed the proposed 2007 budget. The Board made changes to the budget. Director Frank will make the changes and have a copy of the revised budget at the November meeting.

HOMEOWNER FORUM

A member requested that their application for modification from the previous week be expedited through ARC in an effort to complete the work before Thanksgiving. The Management Company will obtain the

application and email it to Director Hause the next day to try to accommodate the homeowner.

PAMPERED LAWNS

Jason McNabb of Pampered Lawns discussed the recent work done to the facilities including but not limited to fill sand being delivered to the parks to fill ruts, ant treatment, tree trimming and a revised proposal for mulching around the flowerbeds and signs only and to work/turn the mulch prior to installing new mulch. Jason will provide us with a bid to fill ruts in Choo Choo park and an irrigation proposal for Signal Creek park near the sign.

The Board requested that Mr. McNabb send a bid with the costs for each irrigation repair stated.

Director Carey requested that Mr. McNabb remind the landscape crews not to blow debris into the storm drains.

ARC

The Board reviewed the guidelines drafted by ACMP in regards to second story garage additions. There are additional amendments that are requested and this document will be approved at a later date. ARC requested guidelines to be drafted regarding replacement of doors and windows. Director Carey will get details and report to the Board and ACMP.

COPPERFIELD COMMUNITY ASSOCIATION REPORT

The last CCA Board Mtg was held on October 2, 2006. The Board is looking at proposals from Pampered for the new fall color planting at all of the main entrance monuments. The new planting is planned for late November. The County is planning to build a new Community Center on Queenston near Longenbaugh. The Board is soliciting additional bids for trash service. A local Boy Scout troop is interested in installing the Holiday Decorations as their service project.

Bob McCavitt offered the services of Lorri Thompson and Judith Carey as advisors to this effort. There has not been a recent meeting with the advisory group and TxDot, but there should be another meeting before the end of the year.

CRIME WATCH

The last Crime Watch Committee Meeting was held on October 11, 2006. September statistics showed it to be a fairly routine month. Suspicious calls are up and Sgt Ruggiero pointed out that this is great getting this involvement from the community. Extra Deputies have been on patrol for the junior-senior wars and homecoming and have been fairly effective in keeping things under control. Also, extra deputies will be on patrol for Halloween, Thanksgiving and between from before Christmas through New Years Eve. An arrest was made involving theft and tagging of Southcreek and Sommerall signs.

MANAGEMENT REVIEW

The management company reviewed the email business between meetings.
Items that need attention:

PEBBLEGLLEN

Graffiti on play equipment

Resolved, upon a motion and a second, the Board approved removal of the graffiti at a maximum cost of \$30.00.

Trash Receptacle Proposals

Committee to review catalogs and report to the Board. No resolution.

Picnic Table Proposal

Resolved, upon a motion and a second, the Board approved replacement of the table at a maximum cost of \$35.00.

Mailboxes at Shangrila need replaced

The Board requested ACMP contact the United States Postal Service for procedures to replace the cluster boxes.

PARK FALLS

Nails coming out of playground border

In an effort to save the Associations funds, Director Frank volunteered to drive the nails back into the boarder.

SIGNAL CREEK PARK

Mildew on play equipment

Resolved, pressure washing to be done once a year

One board is missing from the swing

Resolved, upon a motion and a second, the Board approved the replacement of the missing board not to exceed \$20.00

PARK FALLS

Swing board missing

Resolved, upon a motion and a second, the Board approved the replacement of a board, not to exceed \$20.00

GAZEBO PARK

Sidewalks have mold and slime

Resolved, the Board will look at the area.

Bench near gazebo in need of repair

Resolved, upon a motion and a second, the Board approved the removal of the bench. The Board requested that prior to the removal ACMP should take a picture of the bench and remove and save the attached plaque.

Graffiti was noted to be on one post at the gazebo

The Board requested ACMP have the graffiti removed.

Board Requests to ACMP:

ACMP to solicit bids for painting the gazebo before the holidays.

The columns previously approved to be rebuilt were placed on hold. The management company is soliciting proposals to have them replaced with a sign constructed of the same materials as the entrance signs.

Updated proposals for fall surface at Park Falls Park with shipping and installation from Kraftsman and cubic yards from All Play.

Inspect lighting on greenbelt.

TEXAS FENCE UPDATE

Resolved, upon a motion and a second, the Board approved an amended letter drafted by Director Thompson to be mailed to the Homeowners directly impacted by the 2006 fence project for final due diligence.

LEGAL ACTION- LAWSUITS- COLLECTIONS

The Board reviewed accounts at the attorney which required Board approval to file lawsuits. The Board provided direction for the Management Company to forward to the Association attorney.

LEGAL ACTION- DEED RESTRICTIONS

The Board reviewed properties requiring legal action to resolve deed restriction violations and provided the Management Company with direction.

MANAGEMENT CORRESPONDENCE

The Board reviewed correspondence from the Management Company regarding complaints of multiple families residing at or a business being run from a property in Southcreek Village.

Resolved, The Board instructed the Management Company to send courtesy multiple family letter to the homeowner.

SOUTHCREEK VILLAGE BOARD OF DIRECTORS – EXECUTIVE SESSION, OCTOBER 16, 2006 – MINUTES

HOMEOWNER CORRESPONDENCE

The Board reviewed correspondence from six members and provided the Management Company with responses to forward and actions to be taken.

BOARD DIRECTION DEED RESTRICTION VIOLATIONS

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

NEXT MEETING

The next meeting of the Board of Directors of Southcreek Village Community Association is to be held on Monday, November 20, 2006, at 6:30 P.M. at 7750 Autumn Laurel, Houston, Texas 77095.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:56 p.m.