

April 18, 2014

The meeting was called to order at 9:05 AM, by L. Lewis. In attendance were B. Elkins, L. Jones, P. Lyons, J. Williams, and B. Adams. Also present was R. VanDyke.

R. VanDyke was introduced as a potential representative for Section 5. A motion was made by L. Jones to accept Mr. VanDyke as the Section 5 representative and seconded by P. Lyons. The motion was approved.

Elections for vacant secretary and treasurer offices were then held. L. Jones nominated P. Lyons for secretary and B. Elkins seconded the nomination. P. Lyons was elected secretary. Following a brief discussion of the treasurer duties, L. Jones nominated R. VanDyke for treasurer and B. Elkins seconded the nomination. R. VanDyke was elected treasurer.

There were no minutes of the previous meeting available to be read.

Ben Adams provided the financial report. \$100,000.00 was moved from the reserve account and placed in a CD at AAFS CD#3400384755 10/9/14. A recap of the YTD expenses and receivables was given. Of note, the Denton unit had been purchased by the bank pending completion of the paper work and a lien had been filed on a delinquent unit. R. VanDyke made a motion to accept the financial report, J. Williams seconded. The motion passed.

Under landscaping and buildings, three A & L forms for new vinyl fences (10235 PGC, 10411 PGC and 10500 Parkhurst Ct) were approved. An A & L form for 3 solar lights at 10500 Parkhurst Ct. was also approved. The Board then discussed the proposed repair/installation of concrete curbs and asphalt Bids from Cardinal Curbing and Flynn brothers were reviewed. Cardinal Curbing was contacted via phone to find out if they could match the existing curbing and if they could provide 4000 psi concrete. Cardinal Curbing could match the curbs but could not provide 4000 psi concrete. B. Elkins made a motion to have Flynn brothers do the asphalt repair. J. Williams seconded. The motion passed. Additional discussion on the concrete curbing then occurred. P. Lyons then made a motion that the Flynn Brothers proposal be approved pending a walkthrough by the board and Flynn Brothers representative and a review of the cost and amount of work to be done. R. VanDyke seconded. The motion passed.

Discussion then followed on the Kingsbury Concrete Co. proposal to remove and replace an existing drain swale for \$1750.00 and a proposal to remove and replace existing patios at 8708 Summertree, 8700 Meadow Spring Ct. and 8601 Roberta Ct. for \$8913.00. L. Jones made a motion to accept the proposals outlined in items 1 and 2 of their proposal. J. Williams seconded. The motion passed.

The Board then discussed the maintenance request of Sue Bean from the adjoining property. The request involved the repair and upkeep of the wooden fence separating her property from the WOG. It was discovered that a written agreement existed between Ms. Bean and the WOG that required the WOG to maintain the fence. It was then determined that Robert could do the repairs.

There was also some discussion concerning the wood fence at the MSD Pump Station near 10251 and 10253 PGC.

B. Elkins was asked to forward bid proposals from Steel Blades, etc. to the board members via email.

J. Williams then reported that 16 people attended the monthly breakfast. Preparations for the Yard sale were underway and an ad would be placed in the paper to announce it. Instead of Karaoke, a gospel group from Southeast Christian would perform in September.

Under the Block watch report it was noted that animal control had be notified concerning the dog problems at 10605 Avenal and that animal control had been patrolling the area

Under old business, it was noted that there had been no response for the unit at 10605 Avenal relating to the unapproved satellite dish. It was agreed that the attorney should send the appropriate letter.

The proposed amendment to the covenants concerning specifications for new fences was discussed. Since, not all of the board members had a copy of the amendment, the discussion was tabled.

There was some discussion about having Matt remove a satellite dish bracket from a unit roof and repairing the tiles. The Board would pay Matt and then bill the unit owner.

Larry Lewis initiated some discussion concerning a commercial vehicle parked regularly at 10413 PGC and the Board's history with the issue. It was determined that Ben should call the unit owner and determine how much longer the vehicle would be parked there and hopefully resolve the issue prior to any rule enforcement action.

The meeting was then adjourned.

Next meeting May 16, 2014.