

MINUTES OF A MONTHLY MEETING OF THE OAKS HOMEOWNERS ASSOCIATION
HELD ON MAY 20, 2019 AT PEARLAND RECREATION CENTER- ZONE ROOM, 4141
BAILEY RD, PEARLAND, TX

BOARD DIRECTORS PRESENT

Jan Naughton
Andy Rathbun
Robin Mathiason
Andy Dietrich
Wesley Boyer
Tim Gordon

DIRECTORS ABSENT

Mitchell Sykes

IN ATTENDENCE

Kristi Cole of Graham Management was present and took meeting minutes. David Melgoza, Julia & Mike Cramer, Chris Glazier and Pat Dietrich were also in attendance for Open Session.

Executive session began at 6:30pm.

FINANCIALS

- Month ending April 30, 2019 was reviewed and approved.
- Total operating funds are \$442,978.37. Total reserves are \$570,629.72. Total project funds are \$46,327.59.
- The association is 94% collected for 2019.

LEGAL REPORT

Legal reports were reviewed for Holt & Young. Management will send Melisa Jordan report on May 21, 2019 to all board members.

- WO1A00220-Board unanimously approved an authorization for foreclosure.

DEED RESTRICTIONS

Deed restrictions were reviewed and discussed.

ARC

- WO20226-Baord unanimously approved a variance to remove a tree.
- WO40117-Board unanimously agreed to approve a variance for the right side driveway extension.

Open Session was convened at 7:05 pm. Board voted on items under Financials, Legal Report, Deed Restriction Report, and ARC.

MINUTES

The April 15, 2019 minutes were reviewed and approved as written.

NEW BUSINESS

None.

OLD BUSINESS

Actions Taken Outside a Meeting:

- The board ratified the following:
 - No actions were taken outside of the meeting.

Concrete Fence-City of Pearland approved our permit and construction should begin Tuesday, May 28, 2019, weather permitting.

Pool fence-has been installed. Temporary chain link fence is placed along back until the concrete fence is in place.

MANAGEMENT REPORT

- The board reviewed proposals for power washing and unanimously approved the McKenna proposal for \$3,425.00. Mr. Glazier advised that some of the monuments have loose stones. Management will advise McKenna and also get proposals for repair.
- The board reviewed proposals from Interior Green for holiday decorations. Two options and a storage proposal were submitted. The board voted 5-1 to approve Option 2 and the storage proposal. Mr. Boyer was opposed.
- Texas Fence proposal-The board reviewed the proposal to add fencing to the open area off of West Oaks Circle. Management will confirm these are cedar pickets. Management will get 2 additional proposals.
- The board agreed to find a new venue for the annual meeting.
- Management is coordinating moving the 911 phone from the outside to the inside of the pool.
- Encroachment letters were sent to homeowners on English Oaks and Old Oaks Boulevard for fencing in HOA property. After reviewing the survey for English Oaks, the board agreed that this letter was sent in error. Management will contact the homeowner and advise.
- An offer from Enterprise pipeline was reviewed and discussed. Mr. Rathbun will get additional information on the value of the easement property and the board will determine if and/or what the counter offer will be.

HOMEOWNERS FORUM

Mr. Melgoza advised that the back fencelines of Keithwood off of Fite are still not being mowed by Texas Erosion. Management will speak with Texas Erosion and ask Western to clean it up in the interim.

NEXT MEETING DATE

The next meeting date is June 18, 2019.

ADJOURNMENT

There being no further business, a motion to adjourn was made at 7:42 pm and unanimously approved.