

Autumn Lake (AL) Homeowners Board Meeting Minutes

Westside Community Center

Pearland, Texas

May 5, 2016

Attendees:

Board of Directors

- Mamie Arbuckle
- Carla Golemon
- Catherine Henning
- Earl Longoria

Homeowners:

- Jeff Hernandez
- Christian Crowder
- Ken McArdle
- Kevin Smith
- Philip and Tanya Hernandez
- Cherry Truone
- Bobby Golemon
- Deenaz Noorani and Mohsin Raza
- Sharon Anderson

Earl called the meeting to order @ 7:00 PM.

James Terry with Terry's Landscape and Design submitted his agreement for lawn care. He stated that he had submitted a bid six months ago. It was discussed that the subdivision lawn was outdated and not attractive and that the common area protected the value of the neighborhood. His lawn care is evaluated by the client relations manager every two weeks. Bonuses are paid to the employees based upon the neighborhoods with the best looking lawn. They take care of the lawn for Villages of Mary Creek and feel that it is an attractive property. It was recommended that we could look at the property as a reference to their work. An estimate of 5-8 thousand dollars to rebuild one entrance with plant and colors was given. He requested a map of the entire property to determine what needs to be maintained and what area was a non-irrigating area. The schedule of the lawn cutting will be forty times a year with weekly cutting done in hot months and bimonthly cutting in cooler months.

The minutes from the April meeting were read and approved. Mamie made the motion for approval and it was seconded by Carla. The March meeting minutes were read and approved as well. The motion to approve them was done by Mamie and seconded by Carla.

The financial report was reviewed. The checking account balance is 118,000 and 43,000 in the reserve account. 75,000 was in receivables and prepaid expenses were 686.76. The total assets were 236,838. The balance sheets were reviewed and approved by Carla and Mamie seconded the motion.

The pool and pier repair project was reviewed and the status of the work was discussed. The pool cleaning and painting was done. The pool pump room and storage room was rekeyed. The bathrooms were restored. The locking mechanism for the gate was having issues and Earl will revise it to work. The furniture delivery has been delayed for two weeks. The electrician has not been able to complete work due to the raining. The pool is fully operational at this time. A request was made for the neighbors to lock and unlock chain to avoid more vandalism. It is still being evaluated and discussed.

It was recommended that cameras be placed on the pier, on the black poles and by the pool to monitor vandals and be used to mitigate further damage. A recommendation was made to put signs with strong verbiage against vandalism and that the area was under surveillance.

The green leaning fence by the park will be coming down soon and will be replaced by railroad ties to prevent people from running in the ditch. The company removing the fence will store them for one year to ensure that if they are needed, they would be available.

A suggestion was made to plant trees and not use the rail road ties. Carla stated that we had approved the removal of the fence and the work has already been awarded to the vendor.

There was open discussion from the floor and many homeowners expressed their concerns on the pool, pier and condition of the property. The board of directors thanked them for bringing their concerns to the meeting and discussed that the work on the pool and pier was being done at this time and the general condition of the property was being evaluated for revision/repair. There were some issues with getting it done in an expeditious manner because of delay of payment from HCMS. This will be looked into and determined the cause of the delay of the payment to vendors to get the work done.

The meeting was adjourned @ 9:03 PM with approval being done by Catherine with a second of the motion by Mamie.

Respectfully submitted,

Catherine Henning