

Autumn Lake (AL) Homeowners Board Meeting Minutes

Westside Community Center

Pearland, Texas

June 16, 2016

Attendees:

**Board of Directors**

- Mamie Arbuckle
- Carla Golemon
- Catherine Henning
- Jason Moodie

**HCMS Associa (Homeowners Association Management Representative: HOA**

- Sue Edmonds

**Homeowners:**

- Ken McArdle
- Jody Hamilton
- Shanna
- Amanda Ballard
- William Warner
- Roel Consumo
- Edgar D. Tan
- Michael Bryan
- Vared Paget
- Danilo Dioniso
- Ben Davis
- Xavier Garcia
- Kathryn Krog
- Yanlan Dong
- Bingoian Hu
- Linda Hill
- Wes Rowell
- Chastity Hay
- Amanda Robben
- Leslie Jaco
- Christina Pirson
- John Le

- Julie Ung
- Sam Le
- Michelle Pergande
- Christian Crowder
- Will Nguyen
- Kevin Smith
- Philip Hernandez
- Cherry Truone
- Bobby Golemon
- Deenaz Noorani

Jason called the meeting to order. There was a large number of residents attending the meeting and chairs had to be brought in the lobby of the building as there were no reservations to reserve the meeting room and no other rooms were available.

There were no guests present. The previous meeting minutes of May were amended and Carla made a motion to approve them and Mamie seconded them as well as the financial report.

He requested that the homeowners that wanted to address the board inform him. They were allowed to express their concerns.

John Le, a 10 year AL resident – 10206 Brookshore, stated that his fence is being vandalized and the walkway to the lake is being trashed and he wanted to know who was responsible for replacing the fence. Sue is going to look into the landscapers cleaning that area. He was advised to call the police when he sees people in the park after 10:30 when the park is closed.

Chastity Hane requested more communication to the homeowners to inform them of what was occurring with AL. She was informed that the new management company would be providing that information as well as a robust website so that meeting dates could be posted. It was also discussed that the Next Door website was not an official website and that realtors had informed residents that negative conversation on the website was affecting our reputation in the neighborhood and may affect our home prices.

Ken McArdle has several questions:

1. What were the requirements for being a board member
2. Were the board members verified of home ownership and legal history
3. Whose signatures are required for repairs
4. Who is the insurance company for AL
5. Requirement for establishing a quorum
6. Who conducts the inspections for deed restriction violations
7. Who is the new homeowner's association

His questions were addressed and the answers were:

1. The requirements were that the resident running for a board position would be a homeowner in good standing with the association fees
2. The board members do not have a criminal check and need to be a homeowner
3. The repairs are voted upon by the board after the HOA received three quotes
4. She gave the name of the insurance company AIAI Insurance - Associa

5. A quorum is established by 10% attendance
6. The HOA conducts the inspections and sends out the violation notifications. They also submit three bids for community repairs to the board for approval.

There was also discussion from the floor on how to remove a board member. Two third of the total homeowners membership would be needed to conduct removing a board member.

Many homeowners spoke of how the pool and pier area and the entrances to the subdivision were in disrepair and wanted to know why they were not attended to. The board all gave answers that we joined to make a difference in the community and requested that they be patient and gave us an opportunity to make changes.

A request to obtain the financial report and meeting minutes for AL was voiced and Jason informed them of the AL Records Retention and Open Records Request Policy and they request needed to be in writing to HCMS.

Other issues that were voices were:

- Cameras in pool area – Legal issues with them
- Speed bumps- cannot install due to emergency vehicles
- Gated community- had to be initially set up when neighborhood was established
- Autumn Lake sign on Wooten Road entrance to neighborhood
- Volunteers for locking pool – no one volunteers
- Lifeguard for pool- too costly and no requirement
- Access card for entrance to park/pool- will look into this as other methods have not worked and been costly
- Plants to cover visual field of pool from the road – will look into this
- Lighting up area to be a deterrent for vandalism- will look into this
- Signage in pool/park area that Violators will be prosecuted
- A business of a mental home in AL – neighbors need to report this to authorities.

A copy of a certified letter was submitted by hand to Jason from Kelly and Kevin Smith with the certified letter of requests sent to Autumn Lake Property Owners Association. A letter was submitted for homeowner talking points and will be reviewed for discussion at the next meeting.

The meeting was adjourned @ 8:25 PM.

Respectfully submitted,

Catherine Henning