

AUTUMN LAKE

MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE AUTUMN LAKE HOMEOWNERS ASSOCIATION, INC. HELD FEBRUARY 15, 2017 AT 6:30 P.M. MEETING LOCATION COMFORT SUITES, PEARLAND, TEXAS

BOARD OF DIRECTORS PRESENT

Earl Longoria
Catherine Henning
Carla Golemon

BOARD OF DIRECTORS ABSENT

Mamie Arbuckle
Jason Moodie

IN ATTENDANCE

Syd Talley and Sandra Stephen with LEAD Association Management, Inc. Eight (8) Autumn Lake homeowners were present.

CALL TO ORDER

Due notice of the meeting having been given and a quorum present, the meeting was called to order. Sandra Stephen recorded the minutes.

MEETING MINUTES

The meeting minutes from the previous month, January 19, 2017 were reviewed, motion was made and seconded, approved and signed by Catherine Henning.

FINANCIAL REVIEW

Sandra Stephen presented the December 31, 2016 financials to the board. The Association had \$117,853.11 in the operating account. The year to date income was \$150,226.03. The year-to-date expenses were \$136,130.80. Motion was, made and approved to accept the December 31, 2016 financial report as presented.

MANAGING AGENT REPORT

Sandra Stephen discussed monthly inspections for January 2017. There was a total of 32 letters sent in January 2017. 2 landscaping, 1 unsightly, 5 sports equipment. 12 rubbish and trash, 5 vehicle parking, 1 sign, 2 maintenance, 4 fencing. There was a total of 53 Violations closed for the month of January, 6 violations escalated, 7 violations were reopened and 18 new violations opened 22 were closed.

Discussions took place on the procedure for community inspection and violation letters. Commercial vehicles were discussed in detail as well as the specifications the inspectors look for when inspecting.

NEW BUSINESS

- New signs for meetings ordered and delivered-Motion was made by Cathy to ratify payment for signs. Carla seconded approval of payment.
- Discussion for property on corner of Fair Oaks fence staining-Letter to be drafted
- Pool and park signs to be finalized and ordered
- Discussions were present to nominate ACC Committee members
- Newsletter was discussed and information presented
- Website-Earl Longoria transferred the domain name for the website to the POA
- Resident, Ken McArdle discussed cleaning of pillars/fence. BOD requested proposal from Mr. McArdle detailing the cleaning supplies and costs associated with the cleaning. Mr. McArdle sent email later the same night withdrawing his offer.
- Motion was made to accept the proposal from LMS for the walking trail improvements subject to the guarantee the drainage issue will be resolved and guaranteed. If the drainage issue could not be guaranteed that portion in the proposal should be removed and remaining items on proposal to be completed. If LMS cannot guarantee drainage issue additional information from LMS regarding options to resolve the standing water, elevation and drainage issue on walking path along Fair Oaks as well as request a written guarantee for work to be completed.
- Board requested Kiki Landscaping remove the damaged metal trash container on the walking path
- Board requested proposals for new trash cans on walking trail
- Board requested proposals for concrete and or pea-gravel walking path
- Homeowner reported damage to gate on Fair Oaks. Approval was given to request the repairs through Hurricane Fence
- Homeowner reported Reserve C behind Hewn Rock needs maintaining. This was reported to Kiki Landscaping

RATIFICATION OF ACTIONS BETWEEN MEETINGS.

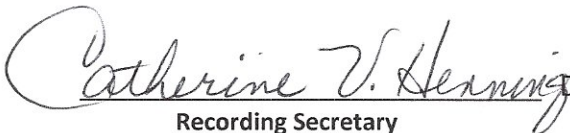
Motion was made and seconded to ratify payment for signs made for meeting notification.

ADJOURNMENT

There being no matters of mutual interest to discuss, the meeting was adjourned at 8:25 p.m.

SCHEDULE NEXT MEETING

The next meeting will be held on Thursday, March 16, 2017 at 7:00 p.m. (Annual Meeting). The next regularly scheduled Board meeting is April 20, 2017 at 6:30 p.m. Location of the meeting will be at Comfort Suites, Pearland, Texas.

 Date: 4-20-2017
Recording Secretary