

AUTUMN LAKE

**MINUTES OF THE BOARD OF DIRECTORS MEETING FOR THE AUTUMN LAKE HOMEOWNERS ASSOCIATION, INC.
HELD APRIL 20, 2017 AT 6:30 P.M. MEETING LOCATION COMFORT SUITES, PEARLAND, TEXAS**

As recorded by previous management company

BOARD OF DIRECTORS PRESENT

Earl Longoria
Catherine Henning
Jason Moodie
BD Gupta

BOARD OF DIRECTORS ABSENT

Jared Paget

IN ATTENDANCE

Syd Talley and Laura Talley with LEAD Association Management, Inc. along with some 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. Laura Talley recorded the minutes.

MEETING MINUTES

The meeting minutes from the previous month, February 15, 2017 were reviewed, motion was made and seconded, approved and signed by Catherine Henning.

FINANCIAL REVIEW

Syd Talley presented the March 31, 2017 financials to the board. The Association had \$117,302.88 in the operating account. The year to date income was \$42,868.22. The year-to-date expenses were \$26,162.11. Motion was, made and approved to accept the March 31, 2017 financial report as presented.

MANAGING AGENT REPORT

Laura Talley discussed monthly inspections for March 2017. There was a total of 15 letters sent in March 2017. 6 landscaping, 1 sports equipment. 2 rubbish and trash, 3 vehicle parking, 1 maintenance, 1 decorations, 1 fencing. There was a total of 34 Violations closed for the month of January, 5 violations escalated, 2 violations were reopened and 7 new violations opened.

The drinking fountain in the pool area has been repaired.

A sample of a newsletter and pricing from Laserworks was given to Cathy for future consideration.

OLD BUSINESS

- The Board agreed to table a decision on awarding the proposal for installing park signs until the May Board of Directors meeting.
- Upon a motion being duly made and seconded, the proposal for replacing the park trash receptacle from McKenna Contracting in the amount of \$700 was approved.
- Upon a motion being duly made and seconded, the proposal for replacing the damaged seat attached to the park table from McKenna Contracting in the amount of \$285 was approved.
- Upon a motion being duly made and seconded, the appointment of BD Gupta as chairman of the Architectural Control Committee (ACC) was approved.

NEW BUSINESS

- A tentative date of June 3, 2017 at the Comfort Suites location was agreed upon for Board training.
- Upon a motion being duly made and seconded, the Canady & Canady 3 year audit proposal for 2014, 2015 & 2016 in the amount of \$5,700 was approved contingent upon verification through the previous management company that no audits had been performed.
- The bank signature card was filled out by the present Board members and will be given to the bank for signature updates once Jared Paget is available to complete the requested information.
- Upon a motion duly made and seconded, the appointment of Matt Bailey as chairman of the maintenance committee was approved.
- Discussion was held regarding Association ownership of perimeter fencing. Upon a motion duly made and seconded, extending the maintenance responsibility of the fence along Wooten Dr. for aesthetic reasons was approved.
- LEAD Association Management will contact the landscape company to have them repair the irrigation damage at the Wooten entrance.
- LEAD Association Management will contact the City of Pearland and request that the area along Wooten Road across from Home Depot be mowed.

RATIFICATION OF ACTIONS BETWEEN MEETINGS.

None at this time.

EXECUTIVE SESSION

The meeting was adjourned for Executive Session. There being no business for discussion at this time, the Board of Director's meeting was reconvened.

ADJOURNMENT

There being no matters of mutual interest to discuss, the meeting was adjourned at 8:16 p.m.

SCHEDULE NEXT MEETING

The next regularly scheduled Board meeting is May 18, 2017 at 6:30 p.m. Location of the meeting will be at Comfort Suites, Pearland, Texas.

Catherine Henning

Date: 7-20-2017

Recording Secretary

APPROVED AS CORRECT

PRESIDENT

DATE

Catherine Henning

SECRETARY

7-20-2017

DATE