

# OAKS OF ATASCOCITA C.I.A.

## Board of Trustee Meeting Minutes

**DATE:** June 12, 2018

**TIME:** 7:00 p.m.

**PLACE:** Atascocita Volunteer Fire Station  
18425 Timber Forest Drive, Humble TX 77346

**ATTENDING:** Mike Saxton, President/Trustee (Absent)  
Robin Sulpizio, Vice President/Trustee (Absent)  
Pete Poindexter, Treasure, Trustee  
Nancy Frank, Trustee  
Theresa Foster, Trustee  
Pam Valentine, C.A.M., Inc.

The meeting was called to order by Treasure Pete Poindexter at 7:00 p.m.

### HOMEOWNER INPUT

Corporal Gamble attended the meeting to discuss the security report for May.

Resident addressed the Board of Trustees about a vacant house on Kiowa Timbers #00043939 not being secure; the manager will send letter to the bank and order a force mow.

Resident inquired as to the trailer parked at the house on Oak Timbers #00014867; the Board requested the manager send a letter to the new owner of the property.

Resident inquired about trash cans being stored in public view and other violations they feel need to be addressed.

Resident in attendance thanked the board for sending letters to residents that have fences that backup to the bayou.

Resident attended the meeting to discuss the process of sending letters and how often inspections are done. The resident would like to for the deed violation inspections done weekly and at night.

Residents and the Board discussed having more officers patrol the area and maybe getting a sign showing the speed of vehicles on Upper Lake.

Resident addressed the Board about several "We Buy Ugly Houses" signs in the community; the manager will look for the signs on the next inspection.

## MINUTES

Following discussion, the Board approved the meeting minutes with corrections (Motion - Frank; 2nd -Foster; unopposed).

## FINANCIAL REPORT

The Association's Financial Reports for the period ending May 31, 2018, cash assets at the end of the reporting period totaled \$482,998.10, which included \$290,624.00 in Operating Funds and the balance in investments. Year 2018 assessments were 88% collected based upon budget revenue of \$447,432.00 and collection of \$ 393,327.94.

## OLD/NEW BUSINESS

The Board discussed the pool contract having the Hold Harmless clause in the contract for next year.

Trustee Frank discussed the pool needing a vacuum; Paul with Texas Aquatics will send a bid.

Trustee Frank informed the Board black algae in the pool and would like for the pool company to address the issue; the manager will email the pool company.

The Board agreed to send out a letter to residents about deed violations.

The Board agreed to file an uncollected judgment for #00015083.

The Board agreed to proceed with sending attorney demand letter for accounts sent manager demand letters.

The Board requested the manager contact the swim team in reference to the Swim Team Agreement.

A MOTION WAS MADE AND PASSED TO pay Mrs. Higgins \$438.63 for purchasing supplies for the Easter Egg Hunt (Motion – Frank; 2<sup>nd</sup> Foster; unopposed).

The Board reviewed the request to waive fees for #00042507; the Board denied their request.

The Board requested the manager send a deed violation letter to #00014928 for the debris and garage door repair.

The Board discussed the email from Mosquito and General Pest Control Services. After discuss the Board agreed to not use their services.

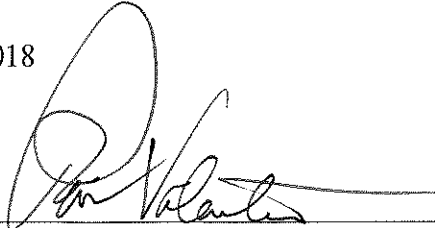
**ADJOURN**

With no further business to come before the Board, the meeting was adjourned at 9:07 p.m.

**NEXT MEETING DATE**

Next July 10, 2018

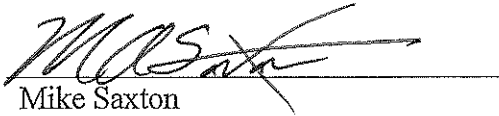
Prepared by



Pam Valentine, CAM

Approved at the August meeting of the Board of Directors

Approved by



Mike Saxton  
President, OACIA

DJS:pv