

SPRINGBROOK HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE ANNUAL PROPERTY OWNERS MEETING

Date: February 27, 2014 – 7:00pm

Location: Benignus Elementary School
7225 Alvin A. Klein Drive
Spring, TX 77379

Attendees: Craig Goodie, Director
Gayle Meharali, Director
Kathleen Sfamenos, Director
Doug Sebastian, ACMI
Owner List Attached

QUORUM: Mr. Sebastian stated there more than 57 owners represented at the meeting in person and by proxy. He confirmed there were sufficient attendees and proxies to meet the quorum requirement. Official business can be conducted at this meeting. He noted there were not sufficient attendees or proxies to reach a quorum at the meeting held on January 23, 2014.

OPENING: At 7:04 pm, Mr. Sebastian officially opened the meeting. He introduced himself as Property Manager for the Springbrook HOA and stated that ACMI is the management company hired to work with the association on administrative and financial affairs. The board members then introduced themselves. Mr. Sebastian then noted that the meeting will follow the distributed agenda (see attachments).

MANAGEMENT REPORT:

Mr. Sebastian discussed the attached financial handout.

- He reported the association continues to be in sound financial shape with \$234,218 in cash reserves.
- Mr. Sebastian then reviewed the income statement and major expenses for 2013 and discussed the 2014 budget.

Collections and deed restrictions policies were reviewed. Contract bidding, including insurance, power, and landscaping were discussed.

SPLASH PAD DISCUSSION AND PROJECTS:

Mr. Sebastian explained the board is in the early stages of planning and feasibility investigation for a splash pad to be installed at the park. The splash pad would be in addition to the existing play equipment. The board presented one plan to discuss with the attendees which is detailed on the meeting handout; project cost of \$93,000. The project is projected to be installed in 2015.

The board explained additional quotes will be sought and additional information still needs to be gathered related to water usage cost.

Feedback from the homeowners included support for the splash pad. Other owners stated they would prefer to see a sidewalk installed along TC Jester before a splash pad or a basketball court installed instead.

The board stated more information will be communicated to homeowners through the website before a final discussion is made. The board also agreed to consider creating an online survey of the homeowners to gauge their support for the splash pad versus sidewalk installation.

VOTING

Director Elections: Mr. Sebastian stated there are two positions to be filled at this meeting for two-year terms. The board duties were discussed. Keisha Simons and Marina Vanderborgh had submitted their names as candidates at the meeting on

January 23, 2014. Mr. Sebastian asked for any additional volunteers from the floor for the board to be a write-in candidate. Vanessa Perales submitted her name as a candidate. The candidates each introduced themselves to the attendees and explained why they would like to serve on the board.

Mr. Sebastian asked the homeowners to completed and submit their ballots and vote for only two candidates.

After tally the votes, the two candidates elected to the board were:

- Keisha Simons
- Marina Vanderborgh

HOMEOWNER DISCUSSION:

- **Website:** Mr. Sebastian explained the board is working to change how the website is operated to improve communication with the homeowners and increase the frequency of updates.
- **Marquee Signs:** Mr. Sebastian explained two volunteers are offered to update the marquee signs. The homeowners should expect to see more frequent updates
- **Standing Water near Autumn Sunset** – Mr. Sebastian agree to look into the issue. He explained if the standing water is located outside the association’s property, there may be limited options available to fix the problem.
- **Landscaping on Flower Valley** – Mr. Sebastian agreed to have the landscaper trim the trees and bushes at this location.

ADJOURN: Meeting was adjourned at 8:15pm.

Prepared By: _____
Doug Sebastian, ACMI

Approved By: _____