

SPRINGBROOK HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE ANNUAL PROPERTY OWNERS MEETING

Date: January 11, 2017 – 7:00pm

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

Attendees: Adrian Luecke, President
Eric Deltgen, Director
Lindsay Magdaleno, Director
Keisha Simons, Director
Doug Sebastian, ACMI
Lieutenant Hoover, Pct. 4 Constables Office
Sgt. Kwalik, Pct. 4 Constables Office
Owner List Attached

QUORUM: Mr. Luecke stated that the 10% quorum requirement was not met. The association is required to have at least 57 owners represented at the meeting in person and by proxy. As a result, official business and the election cannot take place at this meeting.

A second meeting will be scheduled so the association can gather additional proxies and meet the quorum requirement.

OPENING: At 7:10 pm, Mr. Luecke officially opened the meeting. He introduced himself as President of the Springbrook HOA. The board members then introduced themselves and Mr. Sebastian was introduced as the property manager for ACMI, the community's management company.

The meeting will follow the agenda and information will be presented to the homeowners and questions answered. There will be no official election.

Two winners of \$100 Lowe's gift cards were selected at random from the attendees and received the gift cards.

SECURITY REPORT

Lieutenant Hoover with the Pct. 4 Constable's Office introduced himself and gave a brief report regarding crime statistics for Springbrook in 2016. He explained that Springbrook is included in the area patrolled by the Bridgestone MUD contract. The contract includes 9 officers and more may be added soon. He encouraged all attendees to report crime to Pct. 4 and to always report suspicious activity of people.

Discussion topics included; locking vehicles and garages, reporting all suspicious activity, vacation check, and hiding valuables in vehicles. Sgt. Balani reminded homeowners to call Pet. 4 dispatch directly for non-emergency issues at 281-376-3472. He also stated alarm companies should be given this number.

Homeowners were warned to be wary of inaccurate reports on social media.

Solicitation is not illegal but suspicious person should be reported to Pct. 4. Illegally parked vehicles or inoperable vehicles in the street should be reported to Pct. 4.

MANAGEMENT REPORT:

Mr. Sebastian discussed the attached financial handout.

- He reported the association had \$300,682 in cash reserves at the end of 2016. The association increased the reserve fund by \$14,777 in 2016 after making the final payment on the splash pad.
- Mr. Sebastian then reviewed the income statement and major expenses for 2016 and discussed the 2017 budget.
- The need for a reserve funds was reviewed for future maintenance and other improvement projects. The association is working on replacing the fencing on TC Jester in 2017.

Mr. Sebastian then reviewed the attached PowerPoint presentation. Refer the PowerPoint for additional details.

VOTING:

Mr. Luecke stated there will be no election because the quorum requirement was not met. Homeowners will have the opportunity to volunteers for the board and have their names included on the ballot for the second meeting. The roles and responsibilities of the board were reviewed.

The candidates were:

- Adrian Luecke
- Evelyn Christian
- Fabian Miller

Each candidate briefly introduced themselves and stated why they wanted to serve on the board. Homeowners were asked to submit their ballots so they can be used at the next meeting to establish a quorum.

ADJOURN: Meeting was adjourned at 8:45pm.

Prepared By: _____
Doug Sebastian, ACMI

Approved By: _____