

SPRINGBROOK HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS MEETING

Date: March 5, 2019

Location: Denny's, FM 2920 & TC Jester

Attendees: Adrian Luecke, President
Irma Solis, Director
Laura Shivok, Director
Evelyn Christian, Director
David Easterwood, Director
Homeowner List Attached
Doug Sebastian, ACMI

OPENING: The meeting was called to order at 7:04 pm by Mr. Luecke. The board members and homeowners in attendance introduced themselves.

HOMEOWNER DISCUSSION: There were no comments or concerns from the homeowners in attendance.

BRIDGESTONE MUD: Michael Crayton, a member of the Bridgestone MUD board, was present. He introduced himself. He stated they MUD is trying to organize meetings with multiple communities to discuss and collectively address area concerns. He also reported there is an upcoming bond election and shred day.

OFFICER ELECTIONS: The board elected directors to the following positions:

- **President** – Adrian Luecke
- **Vice President** – Evelyn Christian
- **Secretary/Treasury** – David Easterwood

APPROVAL OF PRIOR MEETING MINUTES: The board approved the minutes from the following meetings:

- September 25, 2018 Board Meeting
- January 28, 2019 Annual Meeting

MANAGEMENT REPORT

- **Financial Reports** – Mr. Sebastian reviewed the February 2019 monthly reports with the board.
- **Collections** – The board reviewed the current accounts receivables report.
- **Attorney Report** – The board reviewed the current report. The board approved the foreclosure lawsuits on accounts recommended by attorney.
- **Deed Restriction Report** – The board discussed the status of several ongoing deed restriction violations. Additional action was approved for two ongoing violations.
- **Next Board Meeting** – June 4, 2019 at 7:00pm at Denny's.

ASSOCIATION OPERATIONS

- **Playground Replacement** – The board reviewed quotes from three companies to replace the playground equipment at the park. After a lengthy discussion, the board agreed to wait on replacing the equipment for at least another six months. They agreed there is not an immediate need to replace the equipment now. The board discussed whether or not to survey the owners on which playground design that should be installed. The board agreed not to survey the owners and the final decision will be made by the board members.
- **Pipeline Fence Replacement** – ACMI is working on getting pricing to replace the pipeline fencing throughout the community. The fence is rusted and falling down in certain areas.

- **Splash Pad** – The board agreed to remove the pine tree near the splash pad. ACMI will request a quote and forward to the board for approval. The board agreed to change the operating hours to 10am to 8pm and May 1 through September 31. ACMI will have the rules sign updated with the new hours.
- **Flag Light** – The board reported the light on the flag is not working. ACMI will have an electrician check and repair the light.

EXECUTIVE SESSION

- The board discussed the ongoing deed restriction violations in detail.

ADJOURN

The meeting was adjourned at 8:25pm.

Prepared By: _____
Doug Sebastian, ACMI

Approved By: _____