

SPRINGBROOK HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS MEETING

Date: September 10, 2019

Location: Denny's, FM 2920 & TC Jester

Attendees: Adrian Luecke, President
Laura Shivok, Director
Evelyn Christian, Director
David Easterwood, Secretary
Ingrid Cherry, Homeowner
Doug Sebastian, ACMI
Homeowner Sign-In Sheet Attached

OPENING: The meeting was called to order at 7:00 pm by Mr. Luecke. The board members and homeowners in attendance introduced themselves. Director Irma Solis were not present.

HOMEOWNER DISCUSSION: The attendee discussed concerns about deed restriction violations, the splash pad not working, and that trash should not be stored at the side of homes before trash pick up day.

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

- June 4, 2019 Board Meeting

MANAGEMENT REPORT

- **Financial Reports** – Mr. Sebastian reviewed the August 2019 monthly reports with the board.
- **2020 Budget** – The board approved lowering the assessment to \$315.00 and approved the 2020 budget prepared by ACMI.
- **Collections** – The board reviewed the current accounts receivables report.
- **Attorney Report** – The board reviewed the current report.
- **Deed Restriction Report** – The board discussed the status of several ongoing deed restriction violations.
- **Next Board Meeting** – December 3, 2019 at 7:00pm at Denny's.
- **Annual Meeting Date** – January 21, 2020 at 7:00pm at Benignus Elementary.

ASSOCIATION OPERATIONS

- **Garage Sale** – The next garage sale will be on October 19, 2019. The approved having IMS install the banner on the Monday before the garage sale.
- **Pipeline Fence Replacement** – Ace Fence has completed the job to replace the metal fencing across the pipelines.
- **Splash Pad** – The splash pad has had the water meter turned off on several occasions in the last two months causing the splash pad to be inoperable. It was reported that the splash pad has been observed running with no one at the splash pad. The board agreed to monitor the splash pad and will work closely with ACMI and the maintenance company to get the splash pad working regularly. It is unknown why or who is turning off the water meter.

EXECUTIVE SESSION

- The board discussed the ongoing deed restriction violations in detail. The board approved transferring one account to a new attorney to handling the violation.

ADJOURN

The meeting was adjourned at 8:10pm.

Prepared By: _____
Doug Sebastian, ACMI

Approved By: _____