

Springbrook Homeowners Association
Annual Meeting
Creekview Elementary
September 13, 2010
7:00 – 9:00 pm

Meeting was called to order at 7:07 by President Rose Norwood.

2009 Annual Meeting minutes were read by Secretary Angela Throne. Motion made to approve the minutes.

MSP

Treasurers Report *(see attached)*

Treasurer Julie Fulgham gave the Treasurer's Report. The bank register was passed amongst homeowners for them to review. Beginning bank balance was \$37,094.87. Expenditures for the past year were \$15,6932.29 and income was \$23,450. The current bank balance is \$44,912.58.

Outside accounting firm Thompson, Derek & Craig reviewed our books and filed our 2009 taxes for us.

There is over \$9,000 in outstanding dues. The list of addresses that have outstanding dues was read. Notice was given that any home owing more than \$300 the HOA will be filing a lien on the house.

There has been discussion of hiring a firm to take care of dues notices, dues collection, and taxes. A bid from Thompson, Derek and Craig came back at \$4,800 a year.

A homeowner posed the question of why a police officer was at the last special meeting. President Norwood explained that it was a district officer made available by the city for the purpose of becoming familiar with our neighborhood. Because the department was given late notice of the meeting we paid \$50.

Architecture Committee Report

A reminder was given that before you do any improvements or additions please check with the bylaws and the architecture committee if appropriate. There is an architecture committee review form online. Another reminder was given that when replacing fences the smooth finish should face the ride of way.

Felix Munguia and Kay McCullogh added to the Architectural Committee

National Night Out

National Night Out will be on October 5th. If you would like to attend the picnic please RSVP by October 1st.

Maintaining Curb Appeal

President Norwood has been working with Barbara Moore to come up with a solution for the problem of trailers and boats being left in driveways. Our deed restrictions say that they cannot stay for longer than 48 hours.

Kay McCullough of Puffin Way expressed her dismay at a neighbor who is operating an illegal lawn care business from his home. Lawn equipment, trailers, and debris are constantly in front of this house. Ms. McCullough has requested help from the HOA board as well as the City of College Station. The HOA board has sent two letters stating the deed restrictions but our hands are tied. Our bylaws allow us no enforcement tactics. Treasurer Fulgham suggested that everyone on Puffin Way daily email the Code Enforcement Office with the City until something is done.

Another homeowner on Puffin mentioned that it would be nice if irrigation and some sort of flower bed would be placed at that end of Eagle.

Landscaping

Ask for bid extending the irrigation and implementation of some sort of bed on Eagle and Puffin.

Homeowners would like to see an itemized report of what our current lawn care service, Brazos Valley Landscapes, is providing.

Notice was given there are a few shabby lawns in the neighborhood.

A team from Big Event worked in the Lick Creek area on March 28th.

Horizon Landscape has been out once to do some work in the creek area.

Lick Creek

There has been no communication between the HOA board and the City since the City Council meeting when Lick Creek was discussed.

Road Issues

TXDoT reports that the Barron overpass will be opening on September 20th.

Election of Board Members

President

Gary Ives volunteers. Rose Norwood declines nomination. Gary Ives voted new President.

Vice President

Marcy Halterman-Cox declines nomination. Noel Baumann volunteers. Noel Baumann is voted new Vice President.

Secretary

Angela Throne is nominated. Angela Throne is reelected Secretary.

Treasurer

Julie Fulgham steps down. John Campbell volunteers. John Campbell is voted treasurer.

Motion is made to waive dues for homeowners who participate in office positions. Dues waived will be retroactive for the past year.

MSP

Marcy Halterman-Cox and Noel Baumann state for the record that they will continue to pay dues regardless of their office status.

Gary Ives asks Derek Halling to take over the Webmaster position. It is discussed that the webmaster comes to board meetings but does not have voting rights.

Homeowner Member

Stu Allison is nominated. Stu Allison is reelected as Homeowner member to serve on board.

Stu Allison brings up the idea of block captains. He encourages anyone who is interested in this position to see him after the meeting.

The matter of amending the bylaws to enforce deed restrictions on matters of trailer and boat parking is again brought up. Motion made for the new board to research giving the board the authority to enforce deed restrictions particularly by fine.

MSP

Noel Baumann moves to create a Lick Creek Subcommittee.

MSP

A signup sheet was made available for homeowners to sign up to serve on this new subcommittee.

Gary Ives, incoming President, will be meeting with outgoing board members to assure continuity. He would like to meet with each homeowner one on one in the next six to eight weeks.

Meeting adjourned at 8:50.

SHOA BALANCE SHEET

JANUARY 2010 - PRESENT

Beginning Balance	\$	37,094.87
<i>minus expenses</i>	\$	(15,632.29)
<i>plus income</i>	\$	23,450.00
Bank Balance	\$	44,912.58

<i>2010 Expenses</i>		<i>Year to Date Actual</i>
Capital Improvements	\$	-
Landscape Maintenance/irrigation repair	\$	7,360.54
Insurance	\$	1,515.00
Utilities	\$	1,093.91
Printing/Mailing supplies	\$	577.17
Dues Collection	\$	26.40
Attorney/filing fees	\$	164.40
HOA Meetings	\$	290.00
National Night Out	\$	-
Web Host Expense	\$	57.64
Bank Fee	\$	-
Lick Creek maintenance/Big Event	\$	4,047.23
CPA/tax filing fees	\$	500.00
Total Expenses	\$	15,632.29

Upcoming Expected Expenses (all numbers are approximate based on previous years):

National Night Out - \$1000.00

General Liability Insurance- \$2250.00

Postmaster- \$28.00

Newsletter- \$200.00

Landscaping and utilities for Sept-Dec 2010

Annual Meeting Sign In

Name	Address
Derek & Jennifer Halling	3940 Blue Jay
Gary Ives	3943 Blue Jay
Sheri Stebenne	1709 Cardinal
Don Breland	1711 Cardinal
Peggy Mackey	3944 Dove Trail
Allie Mills	3945 Dove Trail
Michael Duffy	3801 Gold Finch
Kenna Jackson	3803 Gold Finch
Steve O'Neal	3917 Hawk Owl Cove
Teri Gerst	3923 Hawk Owl Cove
Crystal Leon	3924 Hawk Owl Cove
Sharon McCord	3926 Hawk Owl Cove
Skip & Melanie Landis	3929 Hawk Owl Cove
Josh Glaze	3805 Lorikeet
Stu Allison	3932 Oriole Court
Randall & Toni Heye	3934 Oriole Court
Larry Pressler	3935 Oriole Court
Mueller	3940 Oriole Court
Louis Seiter	3940 Parrot Cove
Rich Simon	3946 Parrot Cove
Randall Sumpter	3900 Puffin Way
Kay McCulloch	3910 Puffin Way
Sara Dempy	3915 Puffin Way
Wayne Rediker	1709 Purple Martin Cove
Tim Hutchison	1715 Purple Martin Cove
Julie Fulgham	1729 Purple Martin Cove
Stephanie Hejl	1730 Purple Martin Cove
Peggy Mobley	1732 Purple Martin Cove
Noel Bauman	1734 Purple Martin Cove
Rose & Lance Norwood	1737 Purple Martin Cove
Angela Throne	1739 Purple Martin Cove
Felix Munguia	1743 Purple Martin Cove
Glenn & Jamie Escue	3944 Robin Trail
Sam Allen	1808 Song Sparrow
Marcy Halterman-Cox	1807 Springbrook

Richard Epling	1704 Starling Drive
Janna Keel	1706 Starling Drive
Heidi Campbell	1710 Starling Drive
Brian Leschber	1716 Starling Drive
Jerry Brown	1719 Starling Drive
Ann & Jerry Gundy	1720 Starling Drive
Jason Gohike	1722 Starling Drive
Steve Livingston	1726 Starling Drive
Frank Cox	1728 Starling Drive

Lick Creek Subcommittee

Name	Address	Email
Larry Pressler	3935 Oriole Court	
Brian Leschber	1716 Starling Drive	bleschber@lebsi.com
Rich Simon	3946 Parrot Cove	rksimon@suddenlink.net
Sheri Stebenne	1709 Cardinal	stebennesheri@yahoo.com
Janna Keel	1706 Starling	jkeel4@juno.com
Steven O'Neal	3917 Hawk Owl Cove	ss_oneal@suddenlink.net
Marcy Halterman-Cox	1807 Springbrook	nerves@suddenlink.net
Mike & Teri Gerst	3923 Hawk Owl Cove	tgerst@suddenlink.net

National Night Out RSVP List

Name	Address	No. Attending
Gary Ives	3943 Blue Jay Court	3
Noel & Theresa Bauman	1734 Purple Martin Cove	5
Peggy Mobley	1732 Purple Martin Cove	1
Jerry & Linda Brown	1719 Starling	2
Felix Munguia	1743 Purple Martin Cove	3
Steve Livingston	1726 Starling	5
Tim Hutchison	1715 Purple Martin	
Louis & Barbara Seiter	3940 Parrot Cove	2
Sheri & Patrick Mahoney	1709 Cardinal	2
Stephani Hejl	1730 Purple Martin	2
Rose Norwood	1737 Purple Martin	3
Teri Gerst	3923 Hawk Owl Cove	2
Angela Throne	1739 Purple Martin	3
Mike & Elena Kolomiets	3927 Hawk Owl Cove	2
		35