

SpringBrook Homeowner's Association Annual Meeting

Cypress Meadows Intermediate School
Monday, September 11, 2006 7:00 p.m.

(a) Roll Call

Karen Royal motioned that we move Julie Caler to the beginning. Seconded & Done.

(b) Proof of notice of meetings or waiver of notice

(c) Reading of Minutes of preceding meeting

It was moved that the minutes not be read.

(d) Reports of officers

(i) Treasurer's Report (Tracy) handed out for everyone to inspect.

(ii) President's Report (Charlie) just pleased as punch that we're solvent. National Night Out on the 1st Tuesday in August. Sno cones, water balloons. 2 things to accomplish this year: Creek maintenance and renters. We've gotten aggressive with renters and have dealt with creek maintenance.

- Proclamation: Jerry Gundy read & we'll send to fire department.

(e) Reports of committees

(i) Architectural Committee (Teri)- Mike, Richard Upting, Carol Allbritton. If you have architectural improvement- go to website, print out application. Looking for materials, size, attached to home, how so, plat of property and how it will look. Send to President, (s)he'll send to committee and they have 10 days to respond. If you don't hear w/in 10 days, go ahead. Last year, a few things: patio covers (permanent structure attached to house). Provided materials, brochure picture. One was non attached, slatted at top. Whether permanent or not, good idea to go through committee. Trying to maintain similarity in neighborhood, helps with sales. Lots of roof replaced, not many applications. You do need to fill out application for that. Two choices (3 layer or single layer). Color needs to match house. Fences, gazebos, storage sheds, etc. should all be added. Painting house should be submitted. If you want to change trim, that's fine but it should be a color that matches. Driveways are another thing to submit. Some don't have pebble/solid concrete. Concrete is okay, since some already have it.

(f) Election of Directors

(i) Secretary- Karen Royal

(ii) Treasurer- Tracy Crowley

(iii) Vice-President- Marcy Halterman-Cox

(iv) President- Rose Norwood 690-8606, rnorwood@bryanisd.org

(g) Unfinished Business

(i) Leasing/Rental Property (Jerry)- Houses with problems have been notified. They say they'll come in compliance, may even try and then fall out. Over time, management of Board has had different opinions.

Basically comes down to money. How much is Board willing to commit. Until this Board, previous were very concerned about taking legal action because of expense. Felt potential harm (\$50K in fees) outweighed potential benefits. Could result in special assessment of up to \$255/home. This Board believes that is a risk worth taking. So far, we've been able to convince two renters to leave w/o litigation. One has acknowledged restrictions and will comply. Two others who planned to rent that we prevented by working with realtors/title companies. We've made great strides in this area.

- (ii) Creek Maintenance (Marcy)- Ron Wise has been taking care of creek. Trail (about 1 mile long) has been cleared. Poison Ivy has been treated. Now that creek bed is doing well, only a few things left. Arranged with city of CS for mulch. Please don't take—it will kill flower beds. It is being used to do trails. But, we need about 10-12 piles to get started. It will take awhile, but will be great when it's done. If anyone knows Eagle Scouts who want trail project, we'd love to have them.
- (iii) Barron Road Widening and Land Acquisition (Jerry)- The association was contacted in late June by CS to discuss plans to acquire a sliver of common area at the corner of Barron Rd. and Hwy 6 feeder. Across Barron from Shell Station. Going to take .0264 acres. Very small piece, needed for Barron Rd. widening project. Jerry went to the site with appraiser and did inspection. City has given bid of \$145.00. Doesn't go into landowner's home. Jerry contacted two realtors to give opinion as to whether it's a fair offer.
- (iv) Highway 6 Underpass (Charlie)- Barron Rd. is going to go under Hwy 6. Going to start in 2009, and will take two years. Noise abatement steps. About 9 homes will be affected. City and TexDOT will contact those owners. We've asked for HOA to be contacted also. Only those 9 owners get to make decision, and it must be consensus. Eagle will connect all the way through to Victoria.

(h) New Business

- (i) Code Enforcement (Julie Caler) (moved to beginning of meeting)

- In office, enforce city codes. She handed out packets with information. Division of Fire Department- One activity is Citizens Fire Academy. Get to know fire fighters better. Can apply to attend, also a senior academy-no application. There will be a live burn in May, where you go into live fire and fight fire. Also in packet is pocket pages, which have any number you need in the county. There is a program in conjunction w/student life- "Bee a good neighbor." This strives to educate permanent residents and renters. Julie's card is stapled inside for any questions about code. Julie will see what she can do for you. Renting responsibilities—flyer has Top 10 violations in city (weeds/grass, furniture on porch, parking in yard, house numbers are important, etc). The city proactively and reactively goes out and look for property maintenance (ex: Garage doors that aren't closing properly, roofs in need of maintenance, windows, etc.)

Q: House next door—grass always over 12 inches. City is familiar with regular offenders like 1705 PMC. Have to go through process (if not gets thrown out of court): 1) Door

tag. 2) 7 days-reinspect. If still not mowed, send uncertified letter to both resident and owner. 3) 7 days later- send certified letter. 4) Wait for green card, give them 7 days. 5) Follow up inspection, 6) if still not mowed, send out citation and mower. Goes to municipal court, tells owner they've been cited and they need to pay fine. If they still don't respond- court date. If violator fails to appear, a warrant is issued. Will cost \$300 + because City charges \$120 service fee plus cost of mower. Backyard cannot be examined for overgrowth, by state law. Anonymous calls come in all the time. The city cannot help enforce HOA deed restrictions. There is another HOA who is stricter on their grass/weeds, requiring only 6 or 8 inches. They will go through their own process, enforce fines. Our HOA doesn't currently take care of backyards, but will consider it.

Parking: Abandoned vehicle- PD will handle as long as registration & inspection have expired. Parking in street: As long as parked legally (under parking division rules), 72 hours. Some HOAs will not allow overnight parking. Loud parties- police department issue. Parking on both sides of the street—traffic engineers.

- (ii) Entryway Sign (Teri on behalf of Mike)- Two existing. What about another one now that Longmire goes all the way through? It will cost about \$6-8K. There is an opportunity next year for city grant. Is it possible to consider a "Children at Play" sign at entrance? It's a city sign, contact them.
 - (iii) Fences (Marcy)- If repairing fence, repair with flat side out. If leaning, repair as soon as possible.
 - (iv) Unsightly Vehicles/Boats/Trailers (Marcy)- If expired registration & inspection, and on street, you can call cops, and it will be moved immediately. Board does send out letters. No boats, no trailers...must be in garage.
 - (v) New web site – www.springbrookhoa.org (Teri)—We started out with geocities because it's free. Because this is a volunteer position, several people have tried. We've had two out there: 1) not maintained at all, 2) one Teri started. We noticed that we weren't getting picked up with search engines. It was suggested that we go to paid company to get up first. We went with GKG.net to set up and host our site. Aggie owned and operated. The cost is about \$60/year to maintain. Everything you need is up there. If you have suggestions, give President a call and we'll see what we can do. Started page called "Notices"...Katie Elrod w/city (Neighborhood Services) contacts Board to go to meetings etc. They can link our site to theirs, so we're looking into doing that. Examples: Stuff on Barron Rd. Expansion, listed contact person, Future plans, bike ways and trail ways are there.
 - (vi) Other
- (i) Adjourn