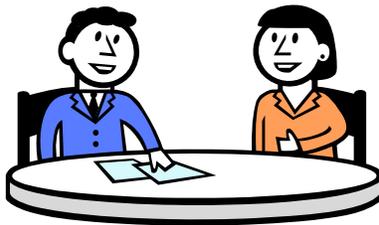


SPRINGBROOK HOMEOWNER ASSOCIATION (SHOA) ANNUAL MEETING
SEPTEMBER 13, 2005



The SHOA annual meeting was held September 13, 2005 at the Cypress Meadows Intermediate School. There are 196 properties in the subdivision. At the meeting, approximately 25 properties were represented. Below are the discussions from the meeting.

Lick Creek

At the September 2004 annual meeting, it was announced that annual SHOA dues will increase. The dues were increased from \$100 to \$125. This was the first increase since 1995. This increase is to fund maintenance for Lick Creek. SHOA is required to maintain this area. Due to the decline in the number of volunteers for the annual clean-up, the decision was made to hire Brazos Valley Landscaping to perform maintenance.

SHOA plans to work with Brazos Valley Landscaping to schedule some of the maintenance for this fall. Input is needed to determine the most urgent maintenance items. Meeting attendees were asked to submit Lick Creek maintenance requests to Tracy Crowley, current SHOA Secretary.

As discussed in previous meetings, a long term solution is still needed to address the erosion and potential flooding problems. For now, the focus is on current maintenance. The \$25 dues increase should allow us to spend some money now for maintenance, and still leave a reserve to assist with a longer term solution.

Steve also mentioned there have been some discussions about turning Lick Creek over to the city, but these talks haven't resulted in any action.

Leasing Issues

An open discussion was held to discuss leasing in our neighborhood. According to the SHOA deed restrictions, leasing is NOT allowed. This topic has come up at the last several meetings. Although leasing is prohibited, enforcing the restriction has been a challenge.

Steve Garrett opened the discussion and stated that the first obstacle to enforcing the leasing restriction is to prove that the homeowner is leasing their property, or renting room(s) to roommates. This can be difficult to prove if the case ends up in court. The risk of loss in a court case can be high when you add up all the attorney fees and court costs.

Jerry Brown cautioned that we need a stronger definition of the term "guest" in our bylaws to protect SHOA if the enforcement of the regulation leads to court.

Another suggestion was made to impose a small transfer fee for new property sales and require that each new property owner sign an acknowledgment form that expressly points out that our neighborhood does NOT allow leasing. A copy of the signed agreement should be submitted to SHOA after closing. This could provide evidence that the owner was officially notified.

There were several ideas discussed in regards to leasing. The overall message is that homeowners want to find a way to enforce this regulation.

Treasurer's Report

Karen Fawcett delivered the Treasurer's report and informed everyone that the current total unpaid dues are \$1,450.00. If the dues are not collected by the end of 2005, liens will be filed. Karen also pointed out that the Landscape Maintenance expenses will increase in the next year due to Lick Creek maintenance.

Committee Reports

Architectural

Not many requests submitted to Architectural Committee this year. Due to the hail damage this spring, many new roofs were installed. Everyone was reminded that new roofs are an improvement that really should be approved by the Architectural Committee.

Beautification Committee – Landscaping/Improvement Projects

The trees that were planted on Eagle Drive came with a warranty. It was reported that the new trees that did not survive have been replaced. A property owner requested that this landscaping be extended between Puffin and Hawk Owl. No plans for this area yet.

Activities

National Night Out was a success. Lick Creek Clean-Up has been cancelled indefinitely.

Call for Committee Volunteers

Sign up sheets were available for those interested to sign up to serve on one of these committees.

Election of Board of Directors/Officers

Members were elected to the Board of Directors for the October 1, 2005 – September 20, 2005 term. See page 1 for this information.

New Business

Barron Road Expansion

Residents near Barron Road expressed concern over the plan to widen the Barron Road. The word is that the road, bike trail, and sidewalk will be so wide that there will be no room for any landscaping between the property owner's fence and the public road. Homeowners also want to know if a sound barrier wall will be constructed.