

ANNUAL MEETING of Springbrook HOA  
Cypress Grove Elementary  
September 8, 2008  
7-9pm

1. Welcome - MSP Reading of the minutes of the last annual meeting waived
2. Secretary/Treasurer's Report – Our current secretary, Angela Throne, had a baby last week, so Rose Norwood presented for her.

There is a vacancy in the treasurer position, so report was presented by Rose Norwood, SHOA President. There was much discussion on potentially decreasing homeowner dues to \$100 now that there are enforceable deed restrictions regarding renting/leasing. Jerry Brown mentioned that even though the restrictions help, a lawsuit could still cost thousands. Another member suggested the separation of funds to designate allotted amounts for enforcing liens, lawsuit warchest, landscaping, Lick Creek. MSP to have at least a years worth of income in reserve for such purposes. The board is charged to looking into a potential property management to hire.

MSP to establish a budget for the board along with the payment of creating such a budget. Discussion ensued, particularly that there are not many monthly expenditures of the board besides landscaping, and water.

3. National Night Out. Global Events will be catering a burgers/hot dog picnic and a head count is needed, so please RSVP.
4. Committee Reports: None from Architecture or Landscape Committee. However, Marcy Halterman-Cox (SHOA VP) has checked into options for landscaping and evidently not many landscape companies need business. None replied by bid deadline. Rose had not received invoices for the past three months from our current contractor. Marcy asked for any names of companies that would be interested in bidding. She has gotten a bid from Professional Tree Services for approx. \$3500 to replace the dead trees and buses along Longmire.
5. Election of Board of Directors/Officers:  
Jerry Brown gave notice that he can no longer assist the board in regards to legal matters. Many thanks to him for his long years of unpaid service to SHOA. He suggested Steven Steele at Davis & Davis has experience in HOA litigation and will forward a packet to him in regards to what is going on with SHOA so he will be up to speed should we need to use him for future legal work.

President – Rose Norwood  
Vice President – Marcy Halterman-Cox  
Treasurer – Peggy Mackey  
Secretary – Angela Thorne

MSP to have a 'Member Director' replace the 'at large member', duties to be decided upon at the next Board meeting. Marcia Rogers was elected.

6. New Business:

A. Lick Creek:

Marcy has located a group of Eagle Scouts who want to make the Lick Creek trail their Eagle Project. This will include benches, trail markers and extra mulching. A member who is on the College Station Planning and Zoning Board reported that the City is asking for money in the next bond election to make Lick Creek Part of the hike and bike trail because of the new elementary school being built. Member Sam Brody (who advises on water run off for as part of his job) reported that clearing the trail wide enough to make a 10' wide sidewalk/bikeway would destabilize the creek area and significantly increase the water flow, creating erosion issues and potential flooding for the thirty odd houses that back up to the creek. Marcy questioned whether the city had a right to do this without homeowner consent, the member replied it was designated a priority with the city and would be done with or without our consent.

Sam and Marcy will be looking into options to block the development of HOA property without the board's consent.

B. Curb Appeal:

There is a potential for matching for gateway beautification, particularly the gateway at the north end of Longmire.

C. Miscellaneous:

The City & Planning member asked if the members present would be willing to allow Dove Crossing to let their water drain into Lick Creek. Based on prior discussion about adding to water flow into the creek, MSP no action on Dove Crossing (which resulted in Dove Crossing having to find other water drainage options).

7. Unfinished Business

Discussion ensued about the deed restrictions that were instituted. Member Peggy Mackey and other members voiced concern and disapproval about the way the DR were instituted, in particular, that the members were not notified of the results of the vote. Rose reported that due to serious lack of SHOA board member availability (lawsuits, death in family, birth of baby etc) over the summer, basically leaving her to handle things, the Board decided to make the results known at the Annual meeting (ie no manpower for sending a mailout). Apologies were made by both Rose and Marcy that the web site was not at least updated timely with the results. The deed restrictions that were approved by the required majority of SHOA

properties are now filed at the courthouse and are up on the website. The new DRs should give adequate notice, and thus much better advantage in a lawsuit should SHOA have to go to court regarding renters, to any future purchasers of property in the SHOA.

Meeting adjourned at 9pm.

Submitted by Marcy Halterman-Cox, SHOA VP in place of Angela Thorne, SHOA Secretary.

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September 8, 2008  
Sign In Sheet

Residents Name	Address
1. Mary Wonnacott	3939 Oriole Ct.
2. GERALD WONNACOTT	3939 ORIOLE CT.
3. Keith & Julie Fulgham	1729 Purple Martin Cr.
4. Sharon McCord	3926 Hawk Owl Cove
5. Lisi Shaw & Ken Shaw	3947 Dove Trail
6. Ann Dundy	1720 Starling
7. Jerry Dundy	1720 Starling
8. Phil Whynant	1713 Purple Martin
9. Carole Albrecht	3804 Goldfinch
10. Peggy Mackey	3944 Dove Trail
11. Sue Holler	1723 Purple Martin
12. Jerry Brown	1719 Starling

13. Alice Mills 3945 Dove Trail
14. Ray McCulloch 3910 Puffin Way
15. Lynn Mobley 1732 Purple Martin
16. Sue Fry 3931 Oriole Ct.
17. Rose Roward 1737 Purple Martin Cove
18. Noel Bauman 1734 Purple Martin
19. Charlie & Judy Shear 3940 Dove Trail
20. Mary Halterman Cox 1807 Springbrook EST
21. Tim Hutchinson 1715 Purple Martin
22. Linda Jaehn 3934 Oriole Ct.
23. Karen Fawcett 3905 Hawk owl co
24. Jerry Brown 3802 Gold Finch Cir
25. Mike Gerst 3923 Hawk owl Co.
26. Marsha Rogers 1735 Purple Martin

27. Heidi Campbell 1710 Starting DRIVE

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