

SPRINGBROOK HOMEOWNERS ASSOCIATION, INC.

P.O. Box 9337
College Station, Texas 77842

SpringBrook Subdivision
Cypress Meadow
Cypress Meadow Phase Two
Hidden Hollow
Oakgrove

Web site: www.geocities.com/shoaweb/

MINUTES – 2004 ANNUAL MEETING

Date: September 13, 2004
Place: Cypress Meadows Intermediate School
Time: 7:00PM
Agenda: *See attached agenda.*

MINUTES

1. **Welcome**

President Steve Garrett called the meeting to order at 7:12PM.

2. **Roll Call/Notice of Meeting**

The meeting was duly noticed in the August 2003 newsletters. There are 196 properties in the subdivision. 39 properties were represented at the meeting. See attached list.

3. **President's Report** **Leasing Issues**

To reiterate, the last two years the Board advised that deed restrictions prohibit leasing houses in the subdivision. This was a topic of great interest among the members with the majority expressing the opinion the association should enforce the restriction.

To remind everyone, there is NO LEASING allowed. Owners may have non-paying guests or family members residing in the house, but no roommates or tenants are permitted. Last year the board asked for feed back. There was, in effect, no response, other than a couple email complaints.

The board has obtained a legal opinion from a Homeowner Association Legal Specialist in Houston, TX. This spring we hired a Houston attorney for an opinion. This opinion returned in favor of enforcement with qualifications and that the board is responsible for enforcement. The details of the opinion are: leasing is prohibited; enforcement is qualified since there are no cases identical in the text of the deed; latches defined means if you have not in the past, you cannot now; complaints are increasing. The board will seek enforcement of the deed restrictions through

active communication with Realtors and Title companies. The board will also consider assessing special fines for leased properties and then placing a lien on the home.

Call for Committee Volunteers (Architecture, Lick Creek, Activities, Beautification)

Discussed the need for volunteers for architectural, Lick Creek cleanup, and beautification committees. Circulated sign-up sheet for volunteers. See attached list.

4. Treasurer's Report

See attached report of the Treasurer, Karen Fawcett. The reserves serve many purposes, one of which is to fund irrigation repair. The reserves will also be utilized to fund a third Gateway on the North end of Longmire when it is completed.

5. Committee Reports

Architecture Committee

Improvements of any exterior property elements need to be approved by the Architecture Committee in advance. This includes walkways, gazebos, sheds, redoing a roof, in short anything that is noticeable from the sidewalk or a value added improvement.

Beautification

Brazos Valley Landscape has completed their improvement of the east/south side of Eagle between Longmire and Hawk Owl Cove. On the north side of Eagle, the sidewalk interferes and no improvements will be done there, and this holds true for Eagle West of Longmire. Brazos Valley Landscaping was the best bid out of three bids; in addition, this company also performs our regular landscaping and knows our systems and repairs needed. They did a great job. Additionally, they cleaned the lot behind Style Craft which is not Association Property.

The city does have Landscape requirements and homeowners not in compliance can be reported. This can be enforced with special assessments. Any ideas for the Gateway improvement would be welcome. Please email any of the board members with your suggestions.

Activities Committee

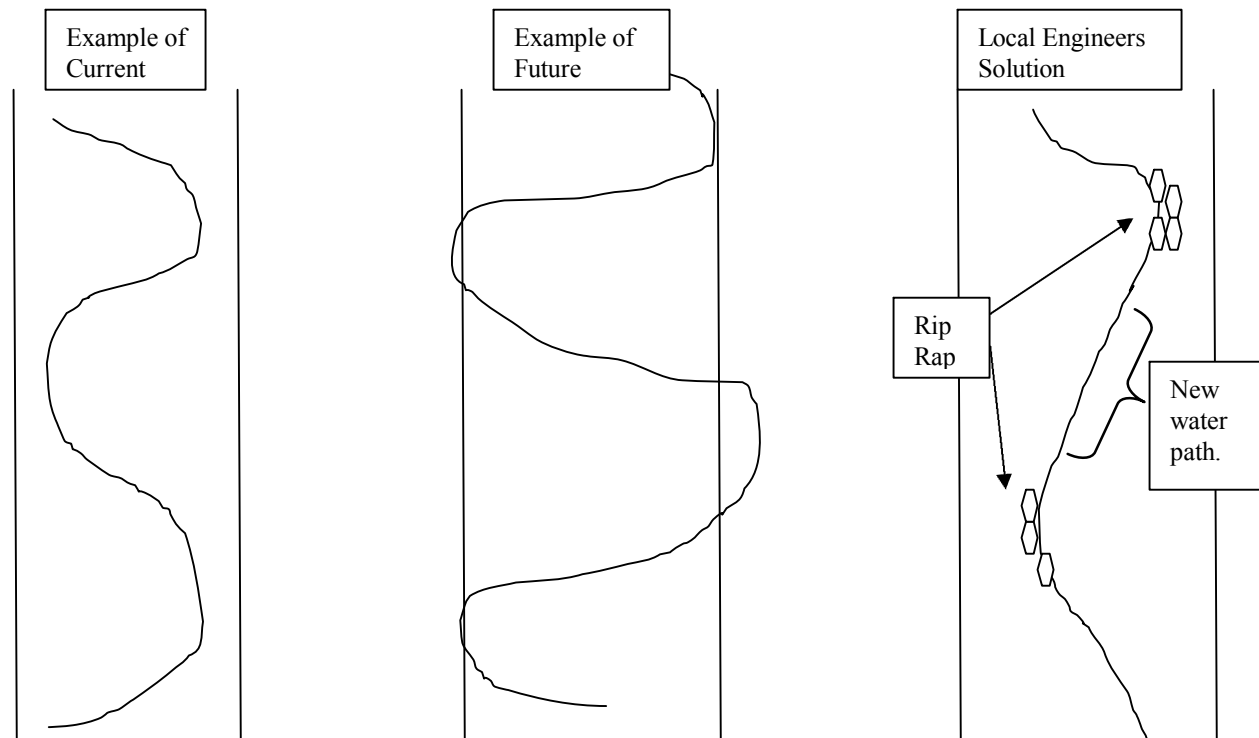
A huge "Thank You!" goes to Karin Doerr and De Este Garrett for their help in making National Night Out such a success. There were 134 participants compared to last years 95.

Lick Creek Committee

Pictures of Lick Creek in flood stages were circulated at the meeting. See Attached.

Lick Creek is deemed an attraction to the subdivision. As such it is a value to each member of this subdivision. Per the deed restrictions clean-up must occur annually. Trash, cans, branches and dead trees must be cleaned up. The debris has potential to cause flooding by jamming up the creek and forcing the water out of its banks. With the cleanups three volunteer responses in March 2004, the board decided to cancel the clean up and had discussions regarding solutions. For the time being, Brazos Valley Landscaping will be asked to remove trees within the creek and on the trail.

The Board has determined that at a minimum an increase of \$10-25 in the annual dues is unavoidable. The dues have not been raised from \$100 since 1995 when they were enacted. A local engineer gave the following advice.



Heavy Equipment (which many objected too) will be required and reshaping the flow of water will destroy some existing trees. We have had 10 years of drought and 2004 has been the first year with normal water fall. With the new subdivisions the water is shedding faster and erosion is flooding homeowner property; for which the city approved the water shed plans, and the risk to personal loss of property is increased. Additionally, the flooding removed the enjoyability of the nature trail, increasing insects, the man power required for clean-up is more than volunteers can give. The Association needs to save up for the future to be able to spend enough money on rechanneling the creek professionally.

College Station Greenway Coordinator stated 3 years ago to let them have the land and they would take care of it and put in concrete sidewalks and light posts as well as a park. Now, with different people in the city, the idea is to dedicate the land to the city while holding ownership, liability and responsibility for repairs. The city would create a more natural environment but without funding for maintenance that would be the Associations responsibility. The Association needs to create a plan for the creek and start budgeting appropriately. A detailed Engineering-Environment Study needs to be completed. The condition must be addressed before it worsens.

6. Election of Board of Directors

The following members were elected to the Board of Directors for the October 1, 2004 – September 30, 2005 term:

<i>Secretary:</i>	<i>Treasurer:</i>	<i>Vice President:</i>	<i>President:</i>
Tracy Sivley 1722 Purple Martin (979) 690-2681 tsivley@tamu.edu	Elizabeth James 1712 Starling (979) 690-7015 lonestar.family@ verizon.net	Rhonda Tate 1718 Starling (979) 690-0162 rhondatate@ verizon.net	Steve Garrett 3938 Oriole Court (979) 690-9744 srg@ rf-mail.tamu.edu

7. New Business

Capital Improvements

Discussions regarding Barron Rd expansion and the Freeway Access Road changing to a one way road were discussed. The Overpass at Barron Rd will potentially occur in five years. TX DOT has it 10th on their priority list.

Steve Garrett attended the College Station City Meeting regarding green ways and discussed the thoughts of the new city's plan. We keep the land and allow the City to create a path with a more natural feel than concrete. The City will also install lighting.

It was asked if Brick Fencing could be done to shield an expected increase of Barron Road traffic. The deed restrictions specifically state that fencing must be of Cedar Wood; and therefore do not allow Brick Fencing. If a Homeowner backing up to Barron Rd would like the Board to consider a variance to this, please contact Steve Garrett.

8. Adjourn

The meeting was adjourned at 9:45 PM.

These minutes were recorded and transcribed by Elizabeth James.

Steve Garrett
President
SpringBrook Homeowners Association, Inc.

Date