

ENCHANTED VALLEY HOMEOWNERS ASSOCIATION

Minutes of the Board Meeting

October 5, 2015

The General Session of the Enchanted Valley Homeowners Association monthly board meeting was held on the above date at the Enchanted Valley Clubhouse located at 14910 Enchanted Valley Drive, Cypress, Texas, 77429.

Attending: Steve Thomson, President
Rick Nickerson, Secretary
Lloyd Coker, Vice President
Bill Loving, Director
Jessica Smith and Jess Riggs, SCS Management Services, Inc.

Absent: Debbie Nickerson, Treasurer
Randall Sims, Director
Gene Tipps, Director

CALL TO ORDER

Director Thomson called the meeting to order at 7:01pm.

ACTION TAKEN OUTSIDE THE MEETING

A motion was made and passed unanimously to ratify the approval of invoice 12865 from Electronic Contracting Services for \$1662.27.

MINUTES

A motion was made and passed unanimously to approve the minutes of the August 10, 2015 Board meeting.

GUEST TO ADDRESS THE BOARD

There were no guests present to address the Board.

MANAGEMENT REPORT

Ms. Smith presented the management report and the action item list. She noted the current year assessment income is at 88% collected, the total income is 99% collected and the expenses are at 73% per the year end budgeted. Ms. Smith also notated that the collection rate in 2013 was 76% and 2014 was 90% as of September 30.

Ms. Smith presented the Board with an example of the annual meeting notice. The Board approved the annual notice for mailing. SCS Management will also be mailing the SCSgo information with the notice.

COMMITTEE REPORTS

Landscape: There was no landscape report given.

Neighborhood Events: There was no neighborhood event report given.

Pool: There was no pool report given.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Reimbursement for website: Ms. Smith presented correspondence from a homeowner who requested reimbursement for website expenses. A motion was made which passed unanimously to approve the request. Ms. Smith will process the check request.

2016 Preliminary Budget: Ms. Smith presented the 2016 preliminary budget. After discussion the Board agreed to expand the yearly budget for neighborhood patrol. The Board will be discussing the budget further and will vote for approval at the November Board meeting.

Pool Decking Bids: Director Thomson stated that he met with vendors to get bids to refurbish the decking and the plumbing at the pool. He discussed issues with the pool and explained the difference in the bids. Ms. Smith stated that the association does not have the funds to pay for the repairs at this time. Director Thomson had requested Ms. Smith ask the attorney what is required for either a loan or a special assessment. Ms. Smith stated that the governing documents state that both options

would require a 2/3 rd approval of the membership. Director Thomson asked the Board about using all the funds in the money market to pay for a portion of the repairs. Ms. Smith noted that she did not agree with the option of using all funds in the money market. The funds are for any needed repairs and also for any emergencies that might happen that are not budgeted for. She cautioned the Board if they decided to move forward with this option. The Board discussed the options and also discussed adding a line item to the budget to move money over every year into the money market to plan for the large repairs. Directors Loving and R. Nickerson will request bids for other options to repair the decking and report back to the Board.

2016 Assessment Vote Increase: The Board of Directors reviewed the income versus the expenses that are estimated for 2016. The Board discussed contracts that are estimated to increase and decided to raise the 2016 assessment. A motion was made by Director R. Nickerson and was seconded by Director Coker to raise the 2016 full assessment from \$460.00 to \$495.00. Ms. Smith will adjust the other pay rates accordingly and schedule the assessments to be mailed.

State law changes: Ms. Smith stated that new laws were recently passed which affect homeowners associations. She discussed that the Board is no longer required to have unanimous vote via email in order to approve an action outside of the meeting. The new law states that only a majority vote of approval is required so long that the entire Board has a reasonable amount of time to respond to the motion. A reasonable amount of time is 24 hours.

By Law Revisions: Ms. Smith presented revisions to the associations by laws. The current by laws are out of date and not in compliance with several laws. This revision does not require 2/3 rd majority vote by homeowners. A motion was made and passed unanimously to have the changes made by the attorney and Ms. Smith will present them at the next Board meeting.

ADJOURNMENT

Director Thomson motioned to adjourn the meeting into executive session. Director R. Nickerson seconded this motion at 8:35pm.

CALL TO ORDER

Executive session was called to order at 8:36 pm.

BOARD REFERRAL

The board referral was presented and reviewed. Ms. Smith stated that due to weather when the last inspection was completed she has asked the inspector to take new pictures on the next run. Ms. Smith will bring those to the next meeting.

COLLECTIONS/FORECLOSURE ACTION

Ms. Smith did not present any collection information.

ADJOURNMENT

There being no further business to be addressed Director Thomson motioned to adjourn the meeting at 8:52 pm. Director R. Nickerson seconded the motion, all were in favor.

Attest

Date