

ENCHANTED VALLEY HOMEOWNERS ASSOCIATION

Minutes of the Board Meeting

February 1, 2016

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
Gene Tipps, Director
Jessica Smith, SCS Management Services, Inc.

Absent: Bill Loving, Director

CALL TO ORDER

Director Thomson called the meeting to order at 6:57 pm.

ACTION TAKEN OUTSIDE THE MEETING

Flowers were ordered and delivered to resident whose husband passed away recently. The resident had served on committees for the association.

MINUTES

Director Coker made a motion to accept the January 4th, 2016 minutes without correction. Director Nickerson seconded the motion. All were in favor.

GUEST TO ADDRESS THE BOARD

A resident was in attendance to discuss a recent email she had sent through the website. She discussed her concerns regarding parking on the streets, enforcement of restrictions and speeding. Ms. Smith explained that the Board must decide based on the severity of the violations which to proceed to the attorney. Ms. Smith stated she would review the list provided by the resident to check the status of the violations or inform the inspector.

A resident discussed a recent violation letter he had received regarding a stored vehicle. He presented a letter with pictures for the Boards review. He noted that on past letters he has not called the management company to discuss the letters. Ms. Smith informed the resident that the management company will not know a violation is incorrect if he does not contact us therefore the violation may progress. Director Thomson also noted that the management company is hired to enforce the governing documents which do state that having a stored vehicle is not allowed. After discussion Director Nickerson made a motion to clear the violation and waive the fee. Director Coker seconded the motion and all were in favor.

A resident was in attendance to discuss the speeding in the community. He stated that speeding is a problem on Enchanted Valley Dr. and wanted to know if the association could install speed humps or stop signs.

Sergeant Jeff Lee was in attendance to speak with the residents and the Board regarding recent activity in the community. He noted where he sees the most speeding and what areas he focuses on the most. He noted that speed bumps had been presented to the county before and it was denied. He informed the residents that they are welcome to notify the Board or SCS of any concerns and he will address them if possible.

MANAGEMENT REPORT

Ms. Smith presented the action item list and a collection update.

COMMITTEE REPORTS

There were no reports given.

OLD BUSINESS

Bylaw Revisions: Director Nickerson noted one revision to the proposed bylaws. Ms. Smith will notify the attorney and present at the next meeting.

Pool Rules: Ms. Smith presented draft pool rules, tag order form and pool schedule. The Board requested some changes. Ms. Smith will make the changes and present at the next meeting for approval. Director Thomson requested Ms. Smith send the draft pool rules to the pool management company for approval.

NEW BUSINESS

Signature Cards: Ms. Smith presented the signature card for Mutual of Omaha for Director Tipps signature.

Appointment of Director: There were no residents in attendance who expressed interest in being on the Board of Directors.

Kiosk Electricity: Ms. Smith presented bids from two vendors to add electricity to the kiosk at Cricket Hollow and Enchanted Valley Dr. Ms. Smith noted that a third vendor decided not to bid at the last minute. Director Thomson mentioned that the clubhouse has 4 lights that need to be replaced and he suggested LED. The Board agreed and requested Ms. Smith schedule McKenna Contracting and Director Thomson meet to go over the new specs. Ms. Smith will schedule the meeting.

Mosquito Spraying: Ms. Smith presented two bids for mosquito spraying for 2016. After reviewing the bids it was determined that FX Pest Control has a better rate of \$78.00 per week per spray. Director Nickerson made a motion to accept the bid for FX Pest Control. Director Coker seconded the motion and all were in favor.

Website Maintenance: The current webmaster will be moving soon and has stated she is willing to continue as webmaster for a fee or to train a Board member on how to maintain the website. After discussion the Board requested Ms. Smith obtain a price for SCS Management to post items on the SCSGo site.

ADJOURNMENT

There being no further business to be addressed Director Thomson motioned to adjourn the meeting at 9:15 pm. Director Nickerson seconded the motion, all were in favor..

Attest

Date