

APRIL 19, 2018
HARVEST BEND, the MEADOW
HOMEOWNERS' ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES – OPEN SESSION

Pursuant to Article V, Section 2 of the By-Laws of Harvest Bend, the Meadow Homeowner's Association, Inc. the Open Session of the monthly Board of Director meeting was duly noticed and convened on Thursday, April 19, 2018, 7:00 p.m. at 11245 Harvest Bend Blvd., Houston, Tx.

IN ATTENDANCE

Directors Austin, Hodges, Teague and Valigura were in attendance. Director Callaway was absent.

OTHERS IN ATTENDANCE

Reid Road M.U.D. representatives Bob Brengal and Robert Sumpter, Tish Albarado from Barry Wunch LLC Inc. along with those homeowners registered on the sign in document and Association & Community Management Professionals, Inc. (Management) representative, Ransom Daly, were also in attendance.

APPROVAL OF THE MINUTES

The Board reviewed the March 15, 2018 Annual Meeting of the Member minutes.

Resolved, the Board approved the March 15, 2018 minutes as presented.

**ITEMS APPROVED VIA UNANIMOUS CONSENT OR
CONFERENCE CALL SINCE THE LAST MEETING**

Remove and replace the dead shrub(s) in the Fallbrook esplanade.
Mulch the bullnoses and shrubs on Fallbrook between Perry and Stockwood,
Check/repair all sprinklers. Set to 10 minutes 4X/week. Rotors set to 20
minutes 4X week – as pay ½ of this bill.
Check Repair tree.
Check/repair sprinklers at the pool/playground area.
Replace battery in the Fallbrook esplanade sprinkler system. Making sure
plenty of water at bullnose.
Plant 12 daylilies and wildflower seeds on each of the two bullnoses at
Perry/Fallbrook
Add two more taller/bigger rocks to the west side of Perry/Fallbrook bullnose.

AUDIT REPORT FOR 2016

Tish Albarado from Barry Wunch presented the audit representation for 2016. Various records were destroyed by Hurricane Harvey they were unable to perform a full audit because invoices, bank records, etc.... were unavailable. Updating the capital reserve study is recommended. The 2017 tax return extension has been filed. The Association is federal and state income tax exempt.

REPORT OF ACTIONS IN PREVIOUS EXECUTIVE MEETING

No actions taken in Executive session

MANAGEMENT REVIEW

Management reviewed the monthly financials and old business.

A Lifesavers ER Standalone Emergency Room contacted the Board requesting they be permitted to attend a function. They want to set up a table to provide information to homeowners. Director Valigura recommended they attend when pool tags are being handed out on Saturday, May 26th from 11 a.m. to 1 p.m.

GARAGE SALE

The Reid Road M.U.D. representatives discussed the Constable patrolling during the garage sale on Saturday, April 21, 2018 from 8:00 a.m. to 12:00 p.m. They discussed splitting the cost of the streetlights with the Reid Road M.U.D. A presentation would need to be made to the entire Reid Road M.U.D. 1 Board. Reid Road M.U.D. will donate some for the replacement of streetlight fixtures. A resident stated that LED lights need glass fixtures.

MONTHLY FINANCIALS

The Board reviewed the March 2018 financials.

Resolved, the Board approved the March 2018 financials.

REID ROAD M.U.D. REPRESENTATIVES

Director Valigura invited the Reid Road representatives to attend the meeting to thank them for paying for a patrol service officer to patrol the subdivision during the garage sale. The representatives agreed to pay for the patrol service officer to patrol on Saturday, April 21, 2018 during the garage sale. Director Austin inquired about Reid Road M.U.D. participating in the purchase and installation of decorative streetlights along Fallbrook from Stockwood to Harvest Bend Section I. The representative stated that a presentation would need to be made to the entire Board of Directors.

ELECTION OF OFFICERS

The Board discussed which Director would be best for which office:

Resolved, the following Directors were appointed to the respective offices for 2018 and 2019:

Keith Austin	Treasurer
Judy Callaway	Secretary
Alvin Hodges	Vice President
Sylvia Teague	Vice President
Gloria Valigura	President

OLD BUSINESS

The park benches were installed and are being used. A homeowner commented on how comfortable they are.

OPEN FORUM

The homeowners present had no issues to discuss in open session.

NEXT MEETING

The next open session of the Board of Directors monthly meeting was set for May 17, 2018.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Judy Callaway, Secretary
Harvest Bend, the Meadow HOA. Inc.

DATE

APRIL 19, 2018
HARVEST BEND, the MEADOW
HOMEOWNERS' ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES – EXECUTIVE SESSION

Pursuant to Article V, Section 2 of the By-Laws of Harvest Bend, the Meadow Homeowner's Association, Inc. the Executive Session of the Monthly Board of Director meeting was duly noticed and convened on Thursday, April 19, 2018, 7:35 p.m. at 11245 Harvest Bend Blvd., Houston, Tx.

IN ATTENDANCE

Directors Austin, Hodges, Teague and Valigura were in attendance. Director Callaway was absent.

OTHERS IN ATTENDANCE

Those homeowners registered on the sign in document and Association & Community Management Professionals, Inc. (Management) representative, Ransom Daly, were also in attendance.

9510 WALNUT GLEN DR

Mr. and Mrs. Leneer of 9510 Walnut Glen met with the Board to discuss the sidewalk that needs to be repaired. It is a hazard that people can trip over. The Lenear's stated the problem existed in 2011. Why didn't the previous homeowner take care of the problem. They stated that there are other properties in the subdivision that have the same problem. Some have orange paint. Director Valigura stated that their title company inspector that inspected the property when they purchased it should have informed them the violation existed. They bought the house in 2015. Mr. Leneer states the tree was not his responsibility and he is not going to repair the sidewalk. The Board requested they submit an ACC form to repair the sidewalk. The Board stated they had heard that they cut the tree root to see if the sidewalk sinks back.

9311 WALNUT GLEN

Mr. Garza of 9311 Walnut Glen addressed the Board regarding the painting of his house. Mr. Garza stated he can clean the mold off the siding. Mr. Garza will clean the mold off by May 31, 2018.

Harvest Bend, the Meadow Homeowners' Association, Inc.

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DELINQUENT ACCOUNT

The Board discussed the delinquent accounts.

Resolved, the Board directed Management to forward all accounts owing a balance of one year's assessment or more to the Association attorney for further collection action.

INSPECTIONS

Ensure all properties with sidewalk (Lenear) violations and mildew (Garza) are cited.

ADJOURNMENT

There being no more business to conduct during Executive Session the Executive Session adjourned at 8:13 p.m.

Judy Callaway, Secretary
Harvest Bend, the Meadow HOA., Inc.

DATE

APRIL 19, 2018
HARVEST BEND, the MEADOW
HOMEOWNERS' ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES – RECONVENING OF THE OPEN SESSION

Pursuant to Article V, Section 2 of the By-Laws of Harvest Bend, the Meadow Homeowner's Association, Inc. the reconvening of the Open Session of the monthly Board of Director meeting was duly noticed and convened on Thursday, April 19, 2018, 8:14 p.m. at 11245 Harvest Bend Blvd., Houston, Tx.

IN ATTENDANCE

Directors Austin, Hodges, Teague and Valigura were in attendance. Director Callaway was absent.

OTHERS IN ATTENDANCE

Association & Community Management Professionals, Inc. (Management) representative, Ransom Daly, was also in attendance.

BOARD BUSINESS DURING EXECUTIVE SESSION

There being no homeowners present the Board tabled reporting this information until the May meeting.

NEXT MEETING

The next scheduled meeting will be May 17, 2018.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Judy Callaway, Secretary
Harvest Bend, the Meadow H.O.A., Inc.

DATE