

**HARVEST BEND, THE MEADOW HOA
REGULAR BOARD OF DIRECTORS MEETING
JUNE 21, 2018**

Pursuant to Article V, Section I of the Bylaws of Harvest Bend, the Meadow H.O.A., the laws of the State of Texas and with due notice having been given the regular monthly Board of Directors meeting was duly called and held on Thursday, June 21, 2018, 7:01 p.m.

CALL TO ORDER

Director Valigura called the meeting to order at 7:01 p.m. Directors Callaway, Hodges, Teague, Valigura were in attendance. Director Austin was not in attendance at the commencement. Quorum was established.

OTHERS IN ATTENDANCE

ACMP, Inc. (Management) representative, Ransom Daly, was also in attendance along with the homeowners listed herein that addressed the Board.

OPEN FORUM

A member stated that pool management employees should not be throwing chemicals in the pool while someone is in the pool. The Board agreed to this. The Board stated they will put a stop to it now.

A member complained about harassment from the Board. He received a letter stating his fence was nine foot tall. He said no one has measured his fence. He stated a volunteer called and complained that the fence was nine feet tall. He said the ACC chairman measured the fence and it was seven feet six inches tall. He stated he was on vacation and he sat the trash can out and he was gone when the trash was emptied. He got a letter about the trash. He would like a written apology for citing the fence. Anytime there is a complaint from a homeowner a letter cannot be written without personally inspecting and verifying the violation. He stated that he received a letter telling him to take the flag down. He stated he communicated with the Management Company about all of this.

A member homeowner asked about volunteer responsibilities. He specifically asked what authority an individual had. He informed the Board that this individual was ordering children around at the pool. This individual threatened to take a skateboard from a young person. This occurred on June 7th. On June 6th an officer went to his house and a verbal order was given to his son. The homeowner inquired about the cameras being monitored by the Board and someone that is not on the Board. They would like to have the cameras monitored by a third party. They stated the website is horrible and needs to be updated. There is information from 2013. Is there a heavy trash day?

Another homeowner stated that on June 6th children were being harassed at the pool. They stated that a homeowner or Board member cannot enforce the rules.

Another member and former HOA Board of Director stated the MUD installed the playground equipment. Director Valigura thanked them for this information and stated both MUDs paid for the fall surface in the playground area. All other items have been installed and maintained by the Association.

A member asked if the lifeguards can sweep the deck and get rid of the tree droppings at the pool. The lifeguards should be cleaning when they are not on the stand.

A member stated that someone is looking through the trash. They also asked why the pool is opening so late in the fall. Could the pool open a weekend before school is out and a weekend after school starts. Director Valigura stated the Association follows the Cy-Fair school district calendar. The pool opens Memorial Day weekend and then the weekend after school is out. It is open Labor Day weekend and closes when school starts.

Another homeowner stated that in the past, the HOA newsletters had the HOA financial information. They would like to see information from the At-A-Glance on the website. The Board noted that the Association has no website at that time. The homeowner feels it is important to have Board contact information available for all homeowners. It was agreed that there is a need for better communication. They would like to see an explanation of the Board's responsibility to Management and Management's responsibility to the Board. They requested the Association could perhaps put more information in the Annual Meeting mailout or when the assessments are mailed out. Perhaps have a mail out in January detailing what the Association has done, what they plan to do and financial information for the prior year and budget for the next year. They would like a return envelope included in with the annual statements.

A homeowner would like the Board to have to approve Management taking any pictures prior to pictures being taken.

MINUTES

The Board reviewed the minutes of the May 17, 2018 Executive Session meeting and the May 17, 2018 Open Meeting of the Directors.

Resolved, the Board approved the May 17, 2018 Executive Session meeting minutes and the May 17, 2018 Open Meeting of the Director's minutes.

FALL YARD SALE

The fall yard sale is the second Saturday in October.

MANAGEMENT COMPANY CONTRACT INCREASE

Management informed the Board that they had not increased their base management fee since 2014. Overhead now requires a request for a three per cent (3%) increase in the monthly base fee.

Resolved, the board approved a management base fee increase of 3% or \$25.00 a month.

ACCOUNT 0229

The Board reviewed correspondence from the owner of account 0229. They requested an additional six months to complete painting their house.

Resolved, The Board approved the owner submitting an ACC form with the date of December 31, 2018.

POOL ACCESS

The Board reviewed a new pool access policy.

Resolved, the Board approved the policy.

ONE YEAR DELINQUENT ASSESSMENTS

The Board discussed changing the date of sending accounts that are delinquent one year to the attorney to July of each year.

Resolved, the Board approved sending accounts that are one-year delinquent to the attorney in July of each year.

ACCOUNT 0364

It was reported that this owner has a BBQ pit that has been in the front yard for several months and Christmas lights still up.

When inspections are performed this time perform a detailed inspection-- especially for BBQ pits.

NEXT MEETING

The next meeting was set for July 19, 2018.

ADJOURNMENT

The meeting adjourned at 9:12 p.m.

Judy Calloway, Secretary
Harvest Bend, the Meadow HOA

DATE