

**MAY 17, 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 Association, Inc. the Open Session of the monthly Board of Director meeting was duly noticed and convened on Thursday, May 17, 2018, 7:09 p.m. at 11245 Harvest Bend Blvd., Houston, Tx.

**IN ATTENDANCE**

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

**OTHERS IN ATTENDANCE**

Mr. and Mrs. Garza, 9311 Walnut Glen, and Association & Community Management Professionals, Inc. (Management) representatives, Ransom Daly, were also in attendance.

**APPROVAL OF THE MINUTES**

The Board reviewed the April 19, 2018 Regular Board Meeting Minutes.

**Resolved**, the Board approved the April 19, 2018 minutes as presented.

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

Authorized Constable to take action against perpetrators of the criminal mischief at the pool/playground.

**ACCOUNT 0334**

The owners of account 0334 addressed the Board regarding the painting and removal of mildew from his house. The owner stated they were cited for painting their house a new color. They repainted their house the same color sixteen years ago. One attorney letter was dated April 19, 2018, citing the painting of the house. The owner attended the April 17, 2018 meeting and stated he would clean the mildew from the house. They stated they have cleaned the mildew from the house. Management is to stop action if the house is cleaned and in good condition. They would like the Association to remove some of the legal charges associated with the painting of the house and any late penalties and interest possible. They would also like Management to verify

that the house has been cleaned and does not need to be painted. They also requested a payment plan and the attorney told them that they would have to pay \$200.00 for a payment plan.

Management reported that they have been cited for clean stain off of driveway. The violation is at Board Direction. Management has sent two letters with no response from the owners. The Board discussed the violation with the owners and provided them with various ways reported to remove the stains. Hold action until October 31, 2018 then go back to Board Direction.

**Resolved**, the Board determined that any legal fees related to the painting of the house after April 17, 2018 shall be removed if the cleaning of the house is verified during the next inspection. All other charges and assessments are due by July 1, 2018 or payment arrangements are made. The owners have until October 31, 2018 to remove the stains. If not removed by then place the violation back to Board Direction.

## **ACCOUNT 0225**

The owners of account 0225 addressed the Board regarding their delinquent assessments. They stated they were paying through the bank and the payments were being sent to the old mailing address. The 2018 statement stated that there was notification of the new address. They did not make the address change and she called ACMP about a returned check. She contacted Management and Management stated that payments had not been received. They would like to pay the assessment and any late charges or interest only.

**Resolved**, the Board determined they would remove the \$150.00 attorney letter charge if the remainder is paid or payment arrangements are made by July 1, 2018.

## **REPORT OF ACTIONS IN PREVIOUS EXECUTIVE MEETING**

Met with a homeowner to review the repair sidewalk violation the property has been cited for. The owner is to submit an ACC form for repair of the sidewalk.

Met with a homeowner to discuss the painting of their house. After reviewing photos of the violation, the homeowner agreed with the Board to get the mold cleaned off of the house by May 31, 2018.

## **MANAGEMENT REVIEW**

Management reviewed the monthly financials and old business.

## **ACCOUNT 0105**

The Board reviewed correspondence from the owner of account 0105. The owner requested additional time to repair/replace the driveway.

**Resolved**, the Board will accept a completion date of October 31, 2018. The owner must submit an ACC form for this repair and the completion date can be October 31, 2018.

## **SIDEWALK REPAIR**

The Board requested Management procure a proposal to repair the sidewalks at the east end of the parking lot, on each side of the driveway entrance. Inquire whether Southern Concrete Raising would submit proposals for all sidewalks and driveways that need repair.

## **MONTHLY FINANCIALS**

The Board reviewed the April 2018 financials.

**Resolved**, the Board approved the April 2018 financials.

## **BOARD DIRECTION**

The Board reviewed photographs and account history of the following deed restriction violations. The Board authorized the corresponding actions.

ACCOUNT 0232 - I/S Vehicle – have attorney proceed with deed restriction enforcement procedures.

ACCOUNT 0292 - Repair Guttering - have attorney proceed with deed restriction enforcement procedures.

ACCOUNT 0305 - Improperly stored material - have attorney proceed with deed restriction enforcement procedures.

ACCOUNT 0334 - Remove stain from driveway – Stains must be removed by October 31, 2018 or back to Board Direction.

ACCOUNT 0370 - I/S Trailer - have attorney proceed with deed restriction enforcement procedures.

## **GRAFFITI AT COMMON AREA PLAYGROUND**

Two resident children wrote graffiti on the parking lot and entrances to pool and one shared an e- cigarette with his younger brother. Also a young man

who does not live at HBTM was a participant with the graffiti. The parking lot was not cleaned within 48 hours as agreed. It has now been cleaned.

**Resolved**, the Board will contact the Constable to determine what the actions can be taken against the perpetrators.

### **501(C)4**

The Board discussed the rules and regulations for common areas as stated in 501(c)4 organizations. Director Valigura will draft the final policy.

### **POOL LIGHTS**

The Board directed Management to have six poles with seven light fixtures changed to LED lighting. Ensure the contractor does not change out the existing LED lights.

### **OPEN FORUM**

No homeowners were present.

### **NEXT MEETING**

The next open session of the Board of Directors monthly meeting was set for June 21, 2018.

### **ADJOURNMENT**

The meeting adjourned at 9:15 p.m.

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

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DATE