



**Pine Mill Ranch HOA
Board Minutes
Board Meeting May 30th, 2018**

In Attendance for the Board: Daryl Brister, Greg Kitts, and Dieter Foit.

In Attendance for RealManage: Lisa Presley, Community Manager.

Homeowners in Attendance: 7

Call to Order: Lisa Presley at 6.35 PM

Ms. Presley, establish quorum of the Board and opened the meeting, with introductions of the Board Members present.

Mr. Brister, Board President, made the announcement of a new Board Member, elected at the Pine Mill Ranch HOA, Annual Meeting held on May, 8th, 2018.

Mr. Abhilash (Abi) Shanmugan, was elected to serve a 3 year term on the Board Of Directors for Pine Mill Ranch HOA.

Mr. Brister, Board President, made a motion for approval of the list of items that were approved outside of a Board Meeting, (the list of items were included in the meeting agenda) the motion was seconded by Mr. Foit, the motion was approved, with all in favor.

Mr. Brister, Board President made a motion that the 2018 Budget, prepared by the previous Management Company, PMG (Associa) be approved. A second from Mr. Kitts, the motion was approved, with all in favor.

Mr. Brister, Board President made a motion after review of the Board Resolution for Adopting the Policies and Procedures for the Collection of Assessments and other charges for the Community, by RealManage. The motion was seconded by Mr. Foit and the motion was approved, with all in favor.

Homeowner discussion: Questions from the homeowners were answered by the Board Members and Ms. Presley.

Mr. Brister, Board President made a motion to close the meeting at 7.25 PM, the motion was seconded, and approved by all.

Meeting Closed: 7.28 PM

Approved: _____

Daryl Brister

Date: _____

10/4/2018

Title: _____

PMR HOA PRESIDENT

Attached: 05.30.2018 Agenda.

Pine Mill Ranch HOA
Open Board Meeting
6.30 pm
May 30th, 2018
Pine Mill Ranch HOA Clubhouse

AGENDA

- I. Call to Order - Lisa Presley, Pine Mill Ranch HOA Community Manager
- II. Establish Quorum of Board Members - (3 out of 5) Lisa Presley
- III. Open Meeting - Lisa Presley

- IV. Welcome - Lisa Presley
- V. Introductions - Lisa Presley
- VI. Announcement of Board Positions - Board President

- VII. Ratify actions and approvals outside of an Open Board Meeting - Lisa Presley
 - a. Sign contract with new Management
 - b. Hire an on site manager
 - c. Purchase and install temporary office/furniture and new electronic equipment for On Site Manager
 - d. Interview and hire for position of Manager
 - e. Approval and signature of new banking partner with RealManage
 - f. Approval of new Certificate of Management and filed with Fort Bend County
 - g. Approval of installing new LED lights at pool, clubhouse parking lot
 - h. Approval to terminate Lake Management company and hire new company
 - i. Approval to hire new Lake Management company
 - j. Approval to terminate the services of Security Patrol
 - k. Approval to contract with Precinct 3 Constables office for dedicated Pine Mill Deputy Patrol. Tuesday - Friday.
 - l. Approval of the Pine Mill HOA Spring Event
 - m. Approval of the Spring Garage Sale Event
 - n. Approval of Swim Team Fund Raiser Event
 - o. Approval of Pine Mill Ranch HOA Payment Plan
 - p. Approval of contract for new Landscaping Services with First Environment
 - q. Approval of Contract with Electric City for Pine Mill Electrical Services
 - r. Approval of contract with May Recreation for new playground equipment, and canopy for Clubhouse playground
 - s. Approval of contract with May Recreation for tables and chairs at pavilion
 - t. Approval for contract with A-Beautiful Pools, Maintenance and Lifeguards
 - u. Approval for Adoption of Fine Policy
 - v. Approval for Flag pole and flags
 - w. Approval of new storage shed at pool area for HOA equipment
 - x. Approval of construction of new enclosure for pool equipment, pumps and controllers
 - y. Approval of new pool pump and new plumbing
 - z. Approval of replacement/repair and new lights at entrance water features
 - aa. Approval to contract with Facilities Engineers for a HOA Reserve Study
 - ab. Approval of new DSX system for Amenity Card Access: to belong only to Pine Mill Ranch
 - ac. Approval to contract with new Attorney for HOA Legal interests
 - ad. Approval of the 2018 Pine Mill Ranch Swim Team schedule and events
 - ae. Approval of pool deck cleaning and sealer
 - af. Approval of replacement of ADA water fountain at pool
 - ag. Approval of installation of new water heater for clubhouse

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- ah. Approval of removal of bull rock at the pavilion and replace with concrete and french drains.
- ai. Approval to file lawsuit against Greater Houston Pools, Houston for damages for pool repairs

Motion to ratify items a - ai as submitted, questions second,

- IX. Review and approve 2018 Budget Motion to approve, questions and second
- X. Review and approve Board Resolution for Adopting the policies and procedures for the collection of assessments and other charges for the Community. (Real Manage) Motion to approve, questions and second

Member Questions: 15 Minutes

Call to order, and close meeting
Motion to close, second