

OAK CREST ESTATES P.O.A.
MAGNOLIA, TEXAS
MINUTES OF MEETING
March 22, 2009

The quarterly board meeting of the Property Owners of Oak Crest Estates was held on March 22, 2009 @ 4:00 p.m. at the home of Board President, Debbie Mitchell.

Debbie Mitchell, President of the Homeowner's Association, called the meeting to order at 4:10pm. In attendance at this meeting were Andy and Kelle Gambill, Ken and Melba Allee, Randy and Debbie Mitchell, Jim and Elaine Dubose, Pam and Steve Hakes, Don and Suzette Kyle, Bob and Phyllis Bevivino, Dorothy Bardwell and Diana McLaughlin.

The September meeting minutes were read by board Secretary Pam Hakes. The minutes were approved by Ken Allee and seconded by Andy Gambill. Each homeowner received the most recent copy of the financial balance sheet.

*Communication of neighborhood news was discussed. All future homeowner meeting minutes will be available at our management company web site, www.cmsgroup.org this feature has been made available to give each homeowner the most current information possible. The bulletin board and emails will also be used to keep homeowners informed. If you **do not** wish to have updates via email please contact the board Secretary, Pam Hakes at pam.hakes@ibesmt.com and your email address will be removed from the distribution list. An updated contact list will be distributed via email.*

FINANCIAL REPORT:

The financial report was read by board Vice President, Donnie Kyle. The balance sheet as of 2/28/09 appeared to be balanced. The checking account balance does not reflect the check that has been ordered from the management company to reimburse the homeowners at lot 24 for the road deposit. Once construction is complete at lot 19 another reimbursement checks will be ordered. Debbie discussed the CD's the neighborhood has with Chase Bank.

GATE AREA:

Flag Pole:

The flag has been installed and looks great...Thanks Ken! An electrician has been solicited to review the wiring for the lighting system at the gate. Due to the lack of wattage and the electrical short at the flag pole it was deemed to dangerous for the homeowners to repair. Once a quote to update the electrical power supply to the lighting system at the gate is obtained it will be reviewed by the board.

Gate Code:

*The current code of *6644 will change to *1836 immediately, this is the code given to family, etc., and is changed annually or as needed. It was decided that we will be changing the delivery code of *8841 that has been given out casually. This will be a permanent code for delivery use. Pam Hakes is putting together a contact list, UPS, trash, police, etc., she will send out the list and give you ample time to give her your contacts. Notification of the new code will be sent to all contacts on the list.*

Gate Call Box:

Ken Allee, Gate Master, has requested that on occasion if each one of us would take a moment especially during road construction on FM 1488 to check that the call box is actually working. If you find that by pressing the # key you do not get a dial tone please contact Ken Allee at once.

Sinking Fund:

The sinking fund budget for 2009 looks to be on target. According to the neighborhood bylaws we are required to put 40% of our annual dues into a sinking fund. This sinking fund covers all expenses at the gate and for our private road.

NEW BUSINESS:

Architectural Review Committee:

The new committee members for 2009/2010 are Ken Allee, Andy Gambill and Suzette Kyle. Andy brought a sample of the ARC request form found on line at www.cmsgroup.org a hard copy of the form can be obtained from the neighborhood secretary if necessary.

Garage Sale:

The spring garage sale will be headed up by Elaine DuBose and will be May 15th and 16th, usually from 8 -?

Mosquito spraying:

This will begin late in April unless the need arises sooner. If you have any special requests for Cypress Creek Pest Control please let Steve Hakes know at steve.hakes@ibesmt.com.

Memorial Day Picnic:

The annual picnic will be held at the McLaughlin's. Randy Mitchell and Andy Gambill will cook the meat, Please bring a side dish to share. We are asking that each family bring \$10.00 to cover the cost of the meat. The picnic will be Sunday, May 24th at 4:00pm to?

Generators:

If you have an interest in adding a generator to power your home Andy Gambill has the contact information on an option to an outside power switch.

Ken Allee motion and the meeting be adjourned and Diana McLaughlin second the motion. The meeting was adjourned at 5:05 pm.

Next Meeting to be scheduled for sometime in September 2009.

Minutes submitted by Secretary, Pam Hakes