

**Breen Community Association
Board of Directors Meeting Minutes**

Date: Monday, September 10, 2012
Time: 6:00 p.m.
Location: PMGH Conference Room

ROLL CALL

Board Members Present:	President:	Cory Neblett
	Vice President:	Jacob Perkins
	Secretary:	John Mueller
	Treasurer:	Kristina Davila
	Director:	Vicki Dawson

Member of Management Present: Athena Castillo, Community Association Manager (CAM).

I. Call to Order: President Cory Neblett called the meeting to order at 6:05 p.m. and thanked the homeowners present for attending the meeting.

II. Homeowner Forum: President Neblett explained that the Board is bound by the governing documents when approving or denying requests for Architectural Control. The Board is in agreement to allow sheds to be wider than 8 ft. since it will not be seen. However, the shed must not exceed 8 ft. in height and cannot be visible from the street in accordance with the governing documents. Any other issues regarding their sheds need to be brought to the attention of the CAM to set up a personal variance meeting. One homeowner inquired about metal sheds. President Neblett responded that per the CC&Rs, metal roofing will not be approved. Homeowners need to submit as much information as possible when first submitting their applications in order to make the Board's decision making easier and quicker.

III. Approval of Minutes of Previous Meeting: Secretary Mueller moved to approved as presented the minutes of the July 23, 2012 Board meeting. The motion was seconded by Vice-President Perkins and passed unanimously.

VI. Financial Report: The Board reviewed the financial report. The financial report was approved as presented on a motion made by Director Dawson, seconded by Secretary Mueller and passed unanimously.

V. Old Business: a.) **Variance for Sheds and Patio Cover:** This item was discussed during the Homeowner Open Forum.

b.) **Landscaping at Median:** The Board announced that they found a landscaper to maintain the median for \$25.00 per cut. The vendor packet has been sent to get him set up as a vendor in PMGH's system.

c.) **Monument Repairs:** Treasurer Davilla advised that the lowest proposal to rebuild the monument came in around \$7,250.00. Due to the current delinquent state of the Association, she recommends tabling this project until additional funds are gathered. The Board asked the homeowners if they were aware of anyone residing within the community that is in this industry that may be of assistance in

rebuilding the entrance monument to contact the Board. The Board also requested CAM obtain a proposal through one of her vendors.

d.) Misc: Vice-President Perkins reported that he will have proposals in October for re-designing the website.

VII. New Business: a.) Proposed 2013 Budget: This item was tabled as the budget was not ready due to lack of financial information.

b.) Misc: President Neblett announced that the Association would like to request volunteers for Neighborhood Watch. If enough volunteers are gathered, Harris County Sheriff's Department will hold a presentation at no cost to the Association.

One homeowner inquired about installing speed bumps along Woodland Oaks Drive and Ince Drive. The Board responded that Harris County has already been contacted for this request. Harris County confirmed that due to a Resolution that was passed in 1994 speed bumps cannot be legally installed on public roads within the Harris County District.

VII. Executive Session: The Board adjourned to Executive Session at 6:59 p.m. on a motion made by Director Dawson, seconded by Vice-President Perkins and passed unanimously.

Items of discussion will include review of the delinquency report, the deed restriction report, and Insurance Proposal.

XI. Adjournment: The Board reconvened from Executive Session at 8:17 p.m. and formally adjourned the meeting.

XII. Next Meeting Date: The next meeting is scheduled for Monday, October 15, 2012.

Board of Director Signature

Date