



THE BOARD OF DIRECTORS OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, SEPTEMBER 4, 2014, AT 7:00 P.M. AT 13702 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Steve Jackson; Secretary Dottie Reading; Director Levy Bouligny, Director Mark White, Director Gene Dirks and Director Larry Hogan. Vice President Gloria Goodwin, Treasurer Tom Downey, Director Luis Dunavin and Sherri Carey, High Sierra Management representative were not present.

CALL TO ORDER – The meeting was called to order at 7:00pm and the agenda was adopted as written.

CONSTABLE'S REPORT –President Steve Jackson introduced newly assigned Precinct 4 Constable Brent Cook to the membership. Constable Cook presented the August 2014 Contract Activity Statistical report and addressed questions from the membership. Mr. Eddie Grape expressed concern about the bus stop shenanigans @ Fernbrook and Cleobrook at which approximately 42 students await pickup during the week @ 6:30am. Constable Cook referred Mr. Grape to call Cypress Fairbanks ISD Security office.

FINANCIAL REPORT –

In the absence of Treasurer Downey, President Jackson announced that 2014 assessments are now delinquent and trash suspensions/legal actions are in progress. The Association is 98% collected.

ANNOUNCEMENTS -

President Jackson announced that replacing Prestonwood's three aging entry signs with contemporary lighted monuments @ the Schroeder/Ravenhurst esplanades and the Hargrave entrance is scheduled to proceed next week.

President Jackson reminded the membership that the Clubhouse Pool is open weekends in September from 12 – 6pm.

President Jackson announced the 2014 Prestonwood Forest Nite of Lites schedule will be December 13 – 28 with judging scheduled for Saturday, December 13.

Secretary Reading announced the Block Captain meeting scheduled for September 25 @ 7pm. The collection of information for the 2015-2016 Prestonwood directories will commence with distribution scheduled for April.

HOMEOWNER FORUM -

Nine residents signed in.

There were no complaints or concerns offered by Mary Wallace, Bonnie O'Neill or Elaine Hancock,

Mr. Eddie Grape and Mr. Bill Bolch signed in with common complaints regarding deed restrictions.

1. A newly painted multifamily Brinkworth property with questions about HOA Board approval of the color choice as well as their concerns about illicit activity on the property. Director Bouligny assured them that the color choice was not approved by the Board and a courtesy letter has already been sent to the property owner regarding the deed restriction approval process. They were asked to contact Precinct 4 regarding any suspicious activity.
2. A Cleobrook property with dead trees that need to be cut down and carried away. Director Bouligny said he would drive by the property for a deed restriction view. A "force removal" letter may then follow to the property owner or agent in charge of collecting rent on the property. If there is tree debris on the property with no action from the property owner, High Sierra can schedule a debris pickup with the owner then charged for the service.
3. Mr. Grape stated that all the fire hydrants in the Prestonwood neighborhood need to be painted. It was understood that residents cannot paint curbs and probably cannot paint hydrants. Fellow resident, Derryl York, also a PFUD Board member suggested that Mr. Grape call the Prestonwood Forest Utility District and request this service.
4. Mr. Grape complained of several stop signs that need to be repainted or replaced in the neighborhood. He stated that he had already been in contact with the Precinct 4 maintenance department.
5. Mr. Grape suggested that the HOA Board write a letter about tree maintenance.

Mr. & Mrs. Jed Davis of 8107 Bideford complained of a backyard neighbor on Wycomb with debris as high as the fence and rats that are invading their property. They have pictures of the neighbors property and Director Bouligny will meet with them after the meeting with directives as to how to forward the pictures to High Sierra Management Company.

Ms. Tommie Taylor asked how often the neighborhood is presently being sprayed for mosquitos and Director Dirks replied that the spraying continues 3 times a week. She asked if anyone knew if there were any documented reports of West Nile victims in our immediate area and a resident reported a case in Huntwick and possibly two cases in Tomball. She suggested that the HOA consider a subscription for the USA flags offered by the Cy Creek Cougar Band for placement at the Clubhouse on Veterans Day, Presidents' Day, Memorial Day & Independence Day. She also suggested an article (possibly a repeat of Trash Talk) reflecting the rules of garbage pickup.

Mr. Derryl York as a representative of the PFUD Board announced the September 10th Hike & Bike Cypress Creek presentation and public workshop to discuss trails along Cypress Creek at the Clubhouse. The PFUD has partially funded the study and public meetings are being held where studies have been funded. EHRA has been tasked to compile a Trails Master Plan for our area that includes proposals for the Prestonwood Forest area. The meeting is open to the public and will be chaired by Edminster, Hinshaw, Russ & Associates (EHRA). Mr. York encouraged the public to come and share their ideas.

COMMITTEE REPORTS

TENNIS – Director Hogan stated the Men's League starts this month.

POOLS –Director White reports Pool II has closed for the season. Pool I (Clubhouse pool) is open weekends through September from 12-6pm. Although late in the season, he had recently received 2 requests for pool tags. He spoke of our two very unique Prestonwood pools as praiseworthy amenities that offer residents a great selling point when offering their properties for

sale. With no Flyers Swim team in place for the 2015 season, the Board is considering offering swim lessons or water aerobic classes at Pool II next season. Residents were also asked to provide feedback on ideas for organized activities at their Pool II – and to please discuss with friends, neighbors and within the Prestonwood organizations.

LANDSCAPE –Secretary Reading detailed some recent irrigation issues on the clubhouse property that have recently been corrected. She expects the new Clubhouse Community sign to be installed next week replacing the current sign which has rotten boards making it unsecure and unsafe.

TRASH REMOVAL/PEST CONTROL –Director Dirks announced that mosquito spraying is scheduled for 3x a week through October at this time but will be reevaluated at that time. He reminded residents to be vigilant about any standing water in the yards. The website remains the quickest route for reporting and requesting a fix or replacement of a broken cart.

DEED RESTRICTIONS –Director Bouligny acknowledged that he had covered deed restriction issues during the Homeowner Forum but assured the membership that deed restrictions are being enforced with 80-90 letters being sent out monthly. He accompanies 2 representatives from High Sierra on monthly drive-throughs who record deed violations and take pictures of the infraction. If there is any question about the violation and a decision is needed, it is brought to the entire Board’s attention and a final decision is made. The initial letter to a resident is a courtesy letter. If the violation persists without correction, a 2nd, 3rd, & 4th letter will be sent before legal action is pursued.

SECURITY –In the absence of Vice-President Goodwin, President Jackson reported no additions to the Security report following Constable Cook’s statistical report and question/answer session earlier in the meeting.

COMMUNICATIONS – Director White confirms that the website is continually updated to keep it interesting and informative. New website features and articles, along with recent updates were noted. For resident convenience, a new feature, being investigated, is an online request form – designed to replace the current SASE process for pool tags. If it is determined to be feasible, the online request form could likely be expanded to tennis key requests and include a ‘checkbox’ for resident’s email subscription to receive official Prestonwood event and meeting notifications.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – Issues addressed by the membership will be discussed in Executive Session and further information presented at the next open HOA meeting.

There being no further business to come before the Board, a motion was made to adjourn at 8:10p.m. The next meeting was set for October 2, 2014, beginning at 7:00pm.

APPROVED _____ **DATE** _____