



**THE OPEN AND EXECUTIVE SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING FEBRUARY 17, 2022** was called to order at 7:00 p.m. for the purpose of reviewing operating business and Executive matters.

**ESTABLISHMENT OF QUORUM** – Quorum was established with the following Directors present; Jesse Burgos, Pete Lugo, Guadalupe Ramirez, Pete Kurz, Chris Collins, Larry Hogan, Vicki Jackson, Ernesto Avellaneda and Jim Scott. High Sierra Management representative present was Sherri Carey. Homeowners were also invited to join the meeting in person and through online telecommunications.

### **CONSTABLE REPORT**

Constable patrol representatives were present via online telecommunications to provide a report for January 2022. The officers also discussed the benefits of law enforcement patrol vs. license plate reading surveillance cameras at entrances and answered questions from the floor.

### **MINUTES**

The Board of Directors meeting minutes of the January 20, 2022 meeting were presented for review. A motion was made and seconded from the floor to approve the minutes as written. The motion was unanimously approved by the Board members present.

### **FINANCIAL REPORT**

The financial report for the month ending January 31, 2022 was presented to the Board for review. Also discussed were the current legal collections and delinquency statuses. Management provided a list of delinquencies for consideration of further legal action. A motion was made from the floor to approve initiating legal action for the collection of delinquent assessment for 2021 and prior on the following accounts:

109307050

109302200	109300082
109302740	109301910
109303990	109304020
109303131	109300650
109306381	109307311
109300690	109307612
109300670	109304882
109304931	109301770
109300561	109305251
	109303341

The motion was unanimously approved by the Board members present.

### **ADMINISTRATIVE**

- Community Events – The Board discussed plans for the upcoming Easter Egg Hunt and Block Captains meeting. President Lugo also reminded the members present about the upcoming blood drive on March 5, 2022.
- Youth Tennis League – Director Ramirez provided an update regarding the organizational progress and establishing their non-profit group status. Also discussed was their practice schedule and plans to install the previously approved practice board at court 1.

- Surveillance Cameras – The Board opened discussion of the option of utilizing new technology available in license plate reading cameras at the community entrances and provided detailed information received whether or not said option would be a benefit and/or replacement for the annual Constable patrol contract. A majority of the members present were not in favor of suspending constable patrol in the community but would consider supporting the camera systems in addition to regular patrol. The Board agreed that this venture is not an urgent matter at this time and will table such until the need arises.
- ACC Committee – Management advised that due to the recent Texas Legislative changes restricting Board member participation in the architectural review process, the Board should consider seeking volunteers from the community to form an exterior committee to perform the needed review process. Management presented a proposed committee volunteer candidate form for Board review. The form was approved and will be sent out through email blast and with the upcoming annual meeting notice.

### **CONTRACTS, MAINTENANCE AND BIDS**

Repairs and Maintenance – Management presented the updated work order report and additional items discussed were as follows:

- Pool II Re-Plaster – Management advised the project has been completed and all action items performed.
- Culdesac Landscaping – Secretary Collins and Management advised of the recent meeting held with culdesac residents and progress made toward planned renovations to the landscaping. Management will schedule the repairs with the landscaper and update any further progress.
- Schedule repairs to the walkway between the clubhouse and TC 1 – *PENDING*
- No resolution has been made by the commercial property adjacent to the east side of Thetford to remove and clear overgrown brush creating a nuisance to PF residents and management will be pursuing through Health Department.
- Proposed curb number painting tabled to next meeting.
- Tennis Court 1 – Removal of the deteriorated observation decking will begin as soon as weather allows.
- Order 6 replacement trash receptacles for Court 1.
- Issue work order for light bulb replacements in clubhouse.
- Issue a work order to have the light fixtures at each entry monument cleaned.
- Pool Lifeguard Contract – Management presented the proposed lifeguard contract renewal to the Board for review. Also presented were the proposed 2022 pool season hours and days of operation for Board review. The Board discussed whether or not limiting the guarded hours at pool II would be of benefit to the community and if allowing limited swim at your risk hours could be performed. A motion was made from the floor to approve the renewal agreement for lifeguard services with Greater Houston Pool Management totaling \$50,549.00, contingent upon potential changes to the pool II hours to be determined at the next meeting. The motion was unanimously approved by the Board members present. Management will provide proposed scheduling options at the next meeting for further review.

**PENDING BUSINESS**

Apartment Construction – Management provided an update received from Representative Sam Harliss's office advising that many oppositions letters have been received and no decision has been made as of yet by the Housing Board. Management will send additional updates as they are received and also send a reminder to all residents that the opposition letter submission deadline is June 6, 2022

**DEED RESTRICTIONS**

The deed restriction and attorney action update reports were provided to the Board for review.

There being no further business to come before the Board, a motion was made to adjourn at 9:45 p.m. The motion was unanimously approved by the Board members present.