



**THE OPEN SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING AUGUST 18, 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 Kurz, Jim Scott, Guadalupe Ramirez, Ernesto Avellaneda, Larry Hogan, Pete Lugo and Chris Collins. Absent member was Vicki Jackson. 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 to provide a report for July 2022 and answered questions from the floor.

### **MINUTES**

The Board of Directors meeting minutes of the July 21, 2022 meeting were presented for review. An amendment was made to correct information provided regarding a meeting with Harris County whereas “Mr. Hogan also summarized a recent meeting held with Harris County Pct. 3 representatives to discuss street maintenance, at which Mr. Darryl York was also present.” A motion was made and seconded from the floor to approve the minutes as amended. The motion was unanimously approved by the Board members present.

### **FINANCIAL REPORT**

The financial report for the month ending May 31, 2022 was presented to the Board for review. Also discussed were the current legal collections and delinquency statuses. Also presented were the 2021 tax return and draft audit for Board review. Further discussion will be held at the next meeting to allow additional time for the Board to review the reports.

### **ADMINISTRATIVE**

- Community Events – The Board discussed plans for the upcoming Fall Festival and upcoming Block Captains meeting. Mrs. Ramirez also announced that all blocks are invited to participate in the “Most Fun Block Game” booth at the Fall Festival.
- ACC Committee – Management summarized the recent training session held with the new committee members.
- Streetlights – PFMUD representative Present, Darryl York, advised that the MUD is currently working with Centerpoint Energy to pursue converting all of the street lights to LED fixtures.
- Informational Articles – Management provided several home and yard maintenance articles, as well as rules and regulations reminders to the Board for review. The Board approved the publication of the articles presented.
- Commercial Vehicle Parking – The Board discussed ongoing issues with vehicles exceeding the State’s size parameters for parking in a residential community and what actions are available to pursue correction of such. Management provided information pertaining to a Harris County petition initiative that would provide for signage restrictions for overnight commercial vehicle parking. The petition would need to be signed by a percentage of community residents and then submitted to the County for

review and approval. The Board also discussed whether or not pursuit is warranted for vehicles that do not exceed the State definition of commercial and what type of pursuit may be needed for such. The Board agreed to have management begin the County petition process and further pursuit of smaller commercial vehicles would be reviewed on a case-by-case basis.

- Constable Patrol Contract – The proposed renewal agreement from Harris County Constable Patrol was presented to the Board for review. A motion was made and seconded from the floor to approve the Constable Patrol contract beginning October 1, 2022 through September 30, 2023 for an annual cost of \$77,600.00. The motion was unanimously approved by the Board members present.

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

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

- Culdesac Landscaping – Management advised that revisions to the culdesac renovations have been completed on Shaeffer Lane and will now be scheduled for the remaining culdesacs where needed. The Board discussed concerns about the continued delay in the project and agreed that a firm deadline be provided to the landscape company or there could be potential monetary ramifications.
- Mosquito Fogging – The Board instructed management to increase fogging to two times per week until further notice.
- Clubhouse – Management advised of the impending schedule for interior painting and other updates. The Board also discussed their concerns with the current clubhouse cleaning service and the costs for such. Management was instructed to obtain pricing from several residents that provide professional cleaning services for review at the next meeting. Management was also instructed to ensure a deep clean of areas behind and under the appliances in the kitchen are performed within the next week.
- Tennis Courts – Mrs. Ramirez advised that the tennis club is still investigating additional options and costs for the installation of the proposed practice board at the front courts and further information will be provided at the next meeting. Management was also asked to obtain costs for the addition of pickle ball court striping and to issue a work order for the repair of several areas of chain link fence bottom tension wiring at the front courts.
- Entrance Lighting – Management was instructed to issue a work order for the replacement of the existing light fixtures at all entry monuments with new LED fixtures.
- Pool II – The Board discussed the extension of the pool hours into October, as the swim at your own risk policy has been a benefit to the community. The Board agreed to continue with the current schedule through the end of September and revise the open hours in October from 7 am to 7 pm. Further review and discussion of additional hours through the end of the year will be discussed at the next meeting.

### **DEED RESTRICTIONS**

The deed restriction and attorney action update reports were provided to the Board for review. Management provided information regarding the ongoing commercial boarding house violation at 1093000211 and requested approval from the Association to further pursue legal action. A motion was made and seconded from the floor to approve legal action to cure ongoing rules violations at 1093000211. The motion was approved with six votes in favor and an abstention was noted for Mrs. Ramirez.

There being no further business to come before the Board, a motion was made to adjourn at 9:35 p.m. The motion was unanimously approved by the Board members present.