



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, FEBRUARY 7, 2008 AT 7:00 P.M. AT 13702 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Robert Maguire, Treasurer Joe Ems, Director Pat O’Neill, Director Alan Massey, Vice President Chuck Brown, Director Bob Ervin and Secretary Ronnie Maas. Absent members were Director Jim Arnold and Director Paul McNulty.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:00 p.m. and the agenda was adopted as written. The minutes of the January 3, 2008 meeting were approved as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable officers were present to give a summary of the security patrol in the community. Questions were answered from the floor.

ANNOUNCEMENTS - The following announcements were made to the membership:
--Prestonwoodonline.com is scheduled to be launched March 1, 2008
--The Board of Directors has requested the Precinct 4 Constable replace Deputy Rios of Constable’s Patrol and reinstate Deputy Janet Roberts.
--The Board has agreed to seek new legal Council with Roy Hailey of Butler & Hailey, PC
--The MUD has agreed to assume the utility expenses of the Association.

COMMITTEE REPORTS

Ad Hoc Committee – Gary Aguren presented a summary of the Ad Hoc Committee’s actions and progress. He reiterated to the membership present that the purpose of the Ad Hoc Committee was to study, in detail, the governing documents for needed changes and improvements. Mr. Aguren advised that the following had been accomplished in a short time what the committee originally felt would take two years:

- ACC Guidelines have been reviewed
- Board of Directors granted authority to seek an opinion for an attorney in the industry, Roy Hailey
- Committee met with Mr. Hailey, who recommended revising the ACC Guidelines to just pertain to the architectural control and not basic rules and regulations
- Board of Directors granted authority to retain Mr. Hailey’s services to assist in re-writing the guidelines and reviewing the governing documents

Questions from the floor were answered. The Board gave special thanks to Mr. Aguren and his committee members for their time and effort spent performing this task.

Tennis – Discussion was tabled due to Mr. McNulty’s absence.

Clubhouse – Director O’Neill reported that a new light fixture has been installed in the clubroom.

Pools – Secretary Maas reported that repair work on the front pool pumps is ongoing and expected completion is the following week. Work on the back pool will begin as soon as the front pool is complete.

Landscape – Director Ervin advised that the entry lights at the Schroeder entry are out. A water leak at the Schroeder at Ravenhurst intersection has been reported to the MUD. The County or electric company is trimming trees along the perimeter of the community.

Pest Control/Trash Removal – Director Massey advised that 20 homes remain on the termination list for trash service. Mosquito fogging will begin in March and preventive pest control maintenance has been performed at the clubhouse.

Deed Restrictions – Vice President Brown advised that erroneous charges for legal action against owners in the community has been waived from the accounts and action rescinded.

HOMEOWNER FORUM – The following issues were discussed:

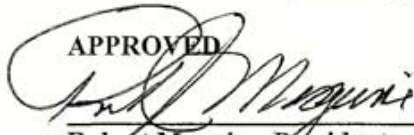
- Coding error and legal fees for erroneous actions by the management company for deed restriction violations
- 2008 Annual Meeting
- Website recommendations

OLD BUSINESS – There were no issues to discuss at this time.

NEW BUSINESS – Secretary Maas presented a request from the swim team to post its registration information on the community message board. The swim team has also requested scheduling of the clubhouse for its annual registration and open house at the pool for May 3, 2008. The Board agreed to the proposed scheduling and discussed holding pool tag registration the same day.

President Maguire advised that a report regarding the verbal attack of a resident at the school cross walk by a speeding car took place the week prior and the resident victim is requesting additional patrol during the afternoon hours when the school is letting the children out of class to deter speeding and unwanted confrontations. President Maguire will request Director Arnold to advise the Constable’s Patrol to maintain at least a sporadic presence near the school during opening and closing times.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 8:10 p.m. The next meeting date was set for March 6, 2008 beginning at 7:00 p.m. Executive Session minutes attached.

APPROVED


Robert Maguire, President

DATE
02-07-2008



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, MARCH 6, 2008 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Robert Maguire, Treasurer Joe Ems, Director Pat O’Neill, Director Alan Massey, Director Bob Ervin, Secretary Ronnie Maas, Director Jim Arnold and Director Paul McNulty. Absent member was Vice President Chuck Brown. High Sierra Management representative present was Sherri Carey.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:00 p.m. and the agenda was adopted as written. The minutes of the February 7, 2008 meeting were approved as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Jannette Roberts was present to give a summary of the security patrol in the community. Questions were answered from the floor. Officer Roberts also addressed that patrol will be monitoring the school zones more often over the next few weeks.

ANNOUNCEMENTS - The following announcements were made to the membership:

- New Management Company – High Sierra Management representative introduced
- Mr. Maguire reported of electrical problems being resolved at the back pool.
- Prestonwoodforestonline.com launched March 1
 - Reply Methods
 - Suggestion box
 - Event Notifications and calendar
 - Document archives
- Thanks was given to Mr. Maguire for heading the website construction and on going maintenance.

COMMITTEE REPORTS

Tennis – Mr. McNulty had no news at this time.

Clubhouse – Mr. O’Neill had no report at this time.

Pools – Mrs. Maas reported that back pool improvements have been completed, with the exception of the electrical repairs needed. Also reported were improvements made to the front pool bringing it up to the standards of true commercial pool.

Landscape – Mr. Ervin had no report at this time. Mr. Maguire asked if the culdesac medians are being addressed by the landscape company. Mr. Ervin advised that review and inspection of all cul-de-sac medians is currently being performed and further information will be provided at the next meeting.

Trash Removal/Pest Control – Mr. Massey advised that there are 17 homeowners currently on the terminations list for trash removal. Mr. Massey advised of questions rendered through the website regarding mosquito fogging. Mr. Massey has requested information regarding spraying and the chemicals used from the pest control company to post on the website.

Security – Mr. Arnold advised of numerous calls regarding suspicious vehicles and that residents should call the constable to report such.

Deed Restrictions – Mr. Brown was absent, therefore no report was presented.

ACC Guidelines – Mr. Maguire read statement advising that the current ACG Guidelines have been rescinded formally by the Board of Directors and revised documents are being proposed by the Association's attorney. The rescission statement will be posted on the website and in the next Prestonwood Press.

FINANCIAL REPORT – Mr. Ems presented the financial report for the month ending February 29, 2008. Mr. Ems and Mr. Maguire advised of savings on expenditures. Mr. Maguire also advised that the documents require an annual audit and the Board will resolve to ensure an audit is performed.

HOMEOWNER FORUM – The following issues were discussed:

- Questions regarding the new management company and representatives
- Mr. Thomas Smith presented a list of questions to be addressed by the Board and management prior to the next meeting. (List attached as exhibit)
- House in disrepair at the corner of Fernbrook and Prestonwood Drive
- Policy on tree removal
- Which 3 Board members have expiring terms at the next annual meeting: McNulty-Arnold-Maguire

OLD BUSINESS – Pool Tag registration dates and pool hours will be posted on the website and in the Prestonwood Press. Mr. Maguire reiterated pool rules.

NEW BUSINESS

Trash Service – Mr. Massey advised that there have been issues with trash pick up regarding homeowners currently on payment plans. Management is to advise Butler and Hailey to send a letter to all residents on a payment plan advising of the new address for sending payments to the attorney. Mr. Massey also gave an overview of the collection policy and action that will ensue should a homeowner fail to pay their dues by the due dates. Mr. Massey also discussed variances given to those on payments plans to remain active with community services. The Board will discuss the issue further in executive session.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 9:10 p.m. The next meeting date was set for April 6, 2008 beginning at 7:00 p.m. Executive Session minutes attached.

APPROVED  DATE 4/3/08
Robert Maguire, President



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, APRIL 3, 2008 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Robert Maguire, Treasurer Joe Ems, Director Pat O’Neill, Director Alan Massey, Director Bob Ervin, Secretary Ronnie Maas, Director Jim Arnold and Vice President Chuck Brown. Absent member was Director Paul McNulty. High Sierra Management representative present was Sherri Carey.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:05 p.m. and the agenda was adopted as written. The minutes of the March 6, 2008 meeting were approved as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Jannette Roberts was present to give a summary of the security patrol in the community. Questions were answered from the floor. The Board addressed reports of trespassing in the pool areas and asked Officer Roberts to monitor the situation.

ANNOUNCEMENTS - The following announcements were made to the membership:

- President Maguire addressed review and revision of the collection policy and process in reference to trash service
- The Board advised that pool tags are available and registration will be held May 3. The Board reiterated that pool tags are only available to residents of the community.
- The Board reiterated the importance of continued property maintenance with the approach of summer.
- President Maguire advised the liberalizing of the rule regarding signage on properties. The Board made a resolution to allow certain types of signage that were once restricted such as holidays signs, school spirit signs, patriotic signs, etc. President Maguire also addressed the types of signs that will not be allowed such as contractor signs and limited number and time frames for election signs.
- The Board addressed a questioned raised regarding the financial support of holiday celebrations in the community. The Board advised that there could be support and could cost within a range of \$2.00 per household. The Board asked for comments from the floor.

COMMITTEE REPORTS

Tennis – Mr. McNulty was not present, therefore no report was presented.

Clubhouse – Mr. O’Neill had no report at this time.

Pools – Mrs. Maas and Mr. O’Neill reiterated the extensive electrical work being performed at the recreation centers. Mrs. Maas also addressed repairs and possible removal of the baby pool at the 2nd pool.

Landscape – Mr. Ervin had no report at this time. Mrs. Maas advised that a water main leak is in the process of being repaired at Ravenhurst and Schroeder.

Trash Removal/Pest Control – Mr. Massey addressed concerns with the time frames for trash pick up. Mr. Massey also addressed when the mosquito fogging will begin.

Security – Mr. Arnold had no report at this time.

Deed Restrictions – Mr. Brown addressed the number of violation citations issued and the status of home improvement applications.

FINANCIAL REPORT – Mr. Ems presented the financial report for the month ending March 31, 2008.

HOMEOWNER FORUM – The following issues were discussed:

- Discussion held as to how the election and nominating process will take place.
- ACG rescission
- Calendar changes needed on the website regarding time posted for meeting time
- Mr. Thomas Smith expressed concern with the fact that the Board has been soliciting proxies prior to them being mailed to the general membership.

OLD BUSINESS – Pool Tag registration dates and pool hours will be posted on the website and in the Prestonwood Press.

NEW BUSINESS

No New Business at this time.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 9:10 p.m. The next meeting date was set for May 1, 2008 beginning at 7:00 p.m. Executive Session minutes attached.

APPROVED  DATE 06-05-08
Robert Maguire, President



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, JUNE 5, 2008 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Robert Maguire, Treasurer Joe Ems, Director Pat O’Neill, Director Alan Massey, Director Bob Ervin, Secretary Ronnie Maas, Director Jon Hancock and Director Dottie Reading. Absent member was Vice President Chuck Brown. High Sierra Management representative present was Sherri Carey.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:05 p.m. and the agenda was adopted as written. The minutes of the April 3, 2008 meeting were approved as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Jennette Roberts was present to give a summary of the security patrol in the community. Questions were answered from the floor. A resident expressed concerns with speeding on Schroeder from 249 to the school. Deputy Roberts advised that Schroeder was outside of the contract boundaries but if the Board wanted to have additional patrol, the officers would investigate such. The resident requested the Association send a request to Commissioner Eversole for either an additional stop sign or flashing yield light. The Board advised that they did not want to shorten the amount of patrol in the community but that the Association will send a letter to Commissioner Eversole requesting the additional stop signs. The Board also agreed to have the Deputy patrol Schroeder Road during the hours of concern, which are 3-6 p.m. according to the resident.

ANNOUNCEMENT - The following announcements were made to the membership: President Maguire advised that the new slate of Board officers and committee liaisons have been posted on the community website and in the Prestonwood Press.

COMMITTEE REPORTS

Tennis – Mr. Hancock announced that there are new picnic tables by the tennis courts for resident use.

Clubhouse – Mr. O’Neill also advised of new tables around the pool and park for resident use.

Pools – Mrs. Maas advised of ongoing repairs and a smooth start to the pool season.

Landscape – Mr. Ervin advised that the roof of the clubhouse has been cleaned. Discussion was held regarding the upgrading of the cul-de-sac medians. Mr. Ervin advised that the individual blocks will have to decide how to improve and maintain the medians. The Board request Mr. Ervin survey the cul-de-sacs and see what is needed and if the homeowners will agree to xeroscaping for conservation and less maintenance.

Trash Removal/Pest Control – Mr. Hancock advised that mosquito spraying is on going and advised of helpful hints to deter standing water and mosquito infestation. Mr. Hancock also advised of the current trash service termination list.

Deed Restrictions – Mr. Ems advised of the current number of deed restriction violations and how many were corrected from the prior month. Mr. Ems also explained the deed restriction process.

Security – Mrs. Reading advised of an incident at the pool and vandalism to the back pool fence. Mrs. Reading advised that she facilitated repairs to the fence and correspondence with the neighboring apartment complex regarding their residents vandalizing the fence. Mr. Ems advised that the swim team is investigating installation of motion detectors behind the back pool to alert the constable and neighbors when there are trespassers. Mrs. Reading advised of light replacement needed in the back pool parking lot.

MINUTES - The minutes of the April 3, 2008 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as written. Seconded and carried.

FINANCIAL REPORT – Mr. Ems presented the financial report for the month ending May 31, 2008. Mr. Ems also advised the status of collections for 2008.

HOMEOWNER FORUM – The floor was opened for general questions. The following items were addressed:

--Pool tags were given to residents for more guests than were previously agreed and a request was made to review the list to retrieve the additional pool tags that were given out

--A resident expressed concern regarding the flyers distributed by the Board and the expense of such. The Board advised that the individual Board members paid for the distribution and no Association funds were used.

--Discussion regarding the 4th of July parade and event at the pool. There was also discussion of having the pool open after the parade has concluded. There was also a request to post the parade information on the marquee at the clubhouse.

--A resident expressed concern regarding there being no open house during swim team registration. The resident requested the Board consider holding an Association open house in conjunction with the swim team registration. The Board advised that the swim team did not serve food due to budget constraints.

--Concern was addressed regarding not being able to bring immediate family members at no charge to the pool because it has not been busy.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – No new business at this time.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 8:15 p.m. The next meeting date was set for July 3, 2008 beginning at 7:00 p.m.



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, JULY 3, 2008 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Robert Maguire, Vice President Chuck Brown, Treasurer Joe Ems, Director Pat O’Neill, Director Alan Massey, Secretary Bob Ervin, Director Ronnie Maas, Director Jon Hancock and Director Dottie Reading. High Sierra Management representative present was Tami Martin.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:10 p.m. and the agenda was adopted as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Jennette Roberts was present to give a summary of the security patrol in the community. Questions were answered from the floor. Director Maas advised the membership of a theft issue at her place of employment near the community.

ANNOUNCEMENT - The following announcements were made to the membership: President Maguire advised that new tables and chairs for the clubhouse and pool area were funded by the MUD District. Director O’Neal advised the membership of a gas leak currently being addressed by Centerpoint Energy. President Maguire gave a brief update regarding the events for July 4th.

COMMITTEE REPORTS

Tennis – Mr. Brown announced that Thursday nights are now tennis nights and league play will begin in September.

Clubhouse – Mr. O’Neill advised the PCT. 4 has completed the filling of sink holes on the property and there is extra dirt available for spreading and volunteers are needed.

Pools – Mrs. Maas advised of a lock on the bathroom gate needing replacement but can wait at this time. She also advised of one wooden plank on the pool deck needing replacement.

Landscape – Mr. Ervin advised that the landscaping throughout the community looks good and that Yard of the Month should be reinstated. All members agreed and Mr. Ervin will handle the details.

Trash Removal/Pest Control – Mr. Hancock advised that 11 homes are on the trash cut off list for non-payment. He also advised that Republic Waste will provide additional trash cans to the community or swim team as needed and to call him with requests. Mosquito fogging is performed each Monday.

Deed Restrictions – Mr. Ems advised of the current number of deed restriction violations and how many were corrected from the prior month.

Security – Mrs. Reading advised that several of the street lights that were reported out have been repaired.

Communications – Mr. Maguire reported that the website has been well received by the community and many suggestions have been received from residents.

MINUTES - The minutes of the June 5, 2008 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as written. Seconded and carried.

FINANCIAL REPORT – Mr. Ems presented the financial report for the month ending June 30, 2008. Mr. Ems also advised the status of collections for 2008 and advised that the year end financial audit and tax return are in the process of being completed.

HOMEOWNER FORUM – The floor was opened for general questions. The following items were addressed:

- Trash problem at back pool addressed
- Concerns were addressed regarding the guest policy for the pool

OLD BUSINESS

- Guest Tag Policy – The Board will discuss the guest tag policy for review and possible revision at the next meeting.

NEW BUSINESS – No new business at this time.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 8:35 p.m. The next meeting date was set for August 7, 2008 beginning at 7:00 p.m.



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, SEPTEMBER 4, 2008 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: Director Pat O’Neill, President Bob Maguire, Treasurer Joe Ems, Secretary Bob Ervin, Director Jon Hancock and Director Dottie Reading. Absent member were Director Ronnie Maas, Vice President Chuck Brown and Director Alan Massey.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:00 p.m. and the agenda was adopted as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Deputy Roberts presented the patrol report. Deputy Roberts pointed out that there has been an increase in car burglaries in part due to owners leaving valuables in view and not locking their cars. Deputy Roberts advised that Mrs. Reading was gracious enough to hand delivery flyers throughout the community advising homeowners to ensure their vehicles are secured and parked in driveways as much as possible to deter further car burglaries.

ANNOUNCEMENT - There were no announcements at this time.

COMMITTEE REPORTS

Tennis – No report at this time.

Clubhouse – Mr. O’Neill reported that there was a raccoon in the attic of the clubhouse but the problem has been resolved.

Pools – No report at this time.

Landscape – Mr. Ervin advised that Yard of the Month awards will begin in January and management is having signs made in preparation of such.

Trash Removal/Pest Control – Mr. Hancock reported that 5 homeowners are still on the disconnect list and 5 are on temporary reinstate for payment plans.

Deed Restrictions – Mrs. Reading advised that she joined the last inspection performed by management and now has an understanding of how the process is being completed. She also reported that there seem to be fewer letters being sent and more compliance throughout the neighborhood.

Security – Mrs. Reading also advised the homeowners present that criminal activity needs to be reported to the Constable directly and then to the Association as a communication effort.

Communications – Mr. Maguire advised that all community announcements or information valuable to residents can be submitted through him for possible submission to the website.

MINUTES - The minutes of the August 7, 2008 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as written. Seconded and carried.

FINANCIAL REPORT – Mr. Ems presented the financial report for the month ending August 31, 2008. Mr. Ems also advised the status of collections for 2008. Mr. Ems advised that the Association’s is currently within budget due to the Board’s

HOMEOWNER FORUM – The floor was opened for general questions.

--A question regarding whether or not the Architectural Control Guidelines have been rescinded and if the rescinding has been recorded. The Board advised that both have been completed for several months.

--A question regarding whether or not the Architectural Control Guidelines would be re-written and if the process has been started. The Board advised that the issue is being discussed and the process of re-writing the document may take several years.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – Mr. Maguire advised that the 2009 budget is being prepared and that adjustments are being considered according to the cost of living increases and according to the Consumer Price Index. The approved budget will be forwarded to all members with the 2009 assessment billing. Mr. O’Neill advised that the railroad commission has been contacted about clean up needed along the back side of the community along the ditch abutting Hargrave.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 8:35 p.m. The next meeting date was set for October 2, 2008 beginning at 7:00 p.m.

APPROVED Robert C. Egan DATE 11-6-08



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, OCTOBER 2, 2008 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: Director Pat O’Neill, President Bob Maguire, Secretary Bob Ervin, Director Jon Hancock, Vice President Chuck Brown, Director Alan Massey and Director Dottie Reading. Absent member were Director Ronnie Maas and Treasurer Joe Ems.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:00 p.m. and the agenda was adopted as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Deputy Roberts presented the patrol report. President Maguire thanked Deputy Roberts for her extended and superior service during the days following Hurricane Ike.

ANNOUNCEMENT - Director Reading advised the members that the general meeting was being tape recorded and hand written minutes taken by Secretary Ervin and that the executive meeting will be held the following week and be attended by a representative from High Sierra Management. Director Reading also advised of information concerning hurricane debris removal and where Harris County is providing dump sites. The County will also be picking up debris throughout the community in the weeks to come.

COMMITTEE REPORTS

Tennis – Vice President Brown advised that both courts are being used consistently and repair items such as light pole painting and gazebo repair is being addressed.

Clubhouse – No report at this time. .

Pools – Director O’Neill advised that a tree fell on the pool II fence and fence repair is in process. Vice President Brown thank Mr. O’Neill for repairing the water fountain at pool I

Landscape – Secretary Ervin advised many common area trees received damage from the hurricane and removal and trimming is in process.

Trash Removal/Pest Control – Director Hancock reported that 5 homeowners are still on the disconnect list and 5 are on temporary reinstate for payment plans. Director Hancock also reiterated that the trash company will not be picking up storm debris and for residents to be patient while the County makes plans to remove such. Director Hancock also advised that mosquito fogging is still scheduled for twice per week through October.

Deed Restrictions – Director Reading advised the membership that deed restriction inspections have been placed on hold through December to allow resident ample time to make repairs and perform clean up due to the hurricane. President Maguire added that any modification or change to the exterior of the home needed due to storm damage still requires approval from the Association and to submit such requests to management for processing. General repairs do not require approval.

Security – Director Reading reported that patrol efforts are working well at this time.

MINUTES - The minutes of the September 4, 2008 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as written. Seconded and carried.

FINANCIAL REPORT – The Board advised the membership of additional expenses expected from hurricane cleanup and damages. The Board also advised the membership that collections for the 2008 assessment are at 99% currently.

HOMEOWNER FORUM – No questions at this time.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – No new business at this time.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 8:47 p.m. The next meeting date was set for November 6, 2008 beginning at 7:00 p.m.

APPROVED Robert C. Egan DATE 11-6-08



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, NOVEMBER 6, 2008 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: Director Pat O’Neill, President Bob Maguire, Secretary Bob Ervin, Director Jon Hancock, Vice President Chuck Brown, Treasurer Joe Ems, Director Alan Massey and Director Ronnie Maas. Absent member was Director Dottie Reading. High Sierra Management representative present was Sherri Carey.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:00 p.m. and the agenda was adopted as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Deputy Roberts presented the patrol report.

ANNOUNCEMENT - There were no announcements at this time.

COMMITTEE REPORTS

Tennis – Vice President Brown advised that both courts are being used consistently and leagues are formed. Mr. Brown also requested that management obtain pricing for five court rollers.

Clubhouse – No report at this time.

Pools – Director Maas advised that bids for pool service are being sought at this time.

Landscape – Secretary Ervin advised that the medians in the culdesacs on Bairnsdale and Middlebury suffered landscape damage from the hurricane. Shannon Stiner of 8223 Bairnsdale was present to request the Board approval and assistance in replacing the downed trees in the culdesacs and provided pricing for such. The Board discussed the issue and agreed more than tree replacement is needed and that the Association would fund the rehab project for each culdesac up to \$600.00 per street. Management was instructed to contact Augusta Landscape to inquire about pricing of replacement 30 gallon red maple trees and to have the soil turned and replenished and re-sod each median.

Trash Removal/Pest Control – Director Hancock reported that 8 homeowners are still on the disconnect list and 7 are on temporary reinstate for payment plans. Director Hancock also advised that complaints have been received regarding the mosquito fogging truck speeding through the community. The issue has been addressed with Northwest Pest Control.

Deed Restrictions – No report at this time as inspections have been temporarily suspended.

Security – Director Hancock reported on behalf of Director Reading that the month of October was quiet and there no evident security concerns.

Communications – President Maguire advised that a formal website maintenance agreement has been signed with Exploration Enterprises for monthly maintenance of the website. Management will be the liaison for sending information to be posted.

MINUTES - The minutes of the October 2, 2008 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as written. Seconded and carried.

FINANCIAL REPORT – The Board advised the membership of additional expenses expected from hurricane cleanup and damages. The Board also advised the membership that collections for the 2008 assessment are at 99% currently.

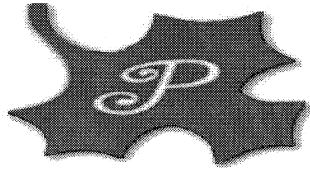
HOMEOWNER FORUM – No questions at this time.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – Night of Lights Chairman, Russell May was present to discuss plans for the event. He advised that judging will take place December 13, 2008 and signs will be placed in the yards of the winners selected. He has also solicited donations from local businesses for prizes. High Sierra Management advised that they will contribute a \$100.00 donation to the event. A motion was made from the floor for the Association to donate \$250.00 for prizes and fund the cost of the sign publication, all of which not to exceed \$500.00. Seconded and carried.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 7:50 p.m. The next meeting date was set for December 4, 2008 beginning at 7:00 p.m.

APPROVED Robert C. Egan DATE 12-4-08



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, DECEMBER 4, 2008 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: Director Pat O’Neill, President Bob Maguire, Secretary Bob Ervin, Director Jon Hancock, Vice President Chuck Brown, Treasurer Joe Ems, Director Alan Massey and Director Dottie Reading. Absent member was Director Ronnie Maas. High Sierra Management representative present was Sherri Carey.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:00 p.m. and the agenda was adopted as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Deputy Roberts presented the patrol report. The Board requested an update regarding the repair of Deputy Robert’s broken radar gun. The Board advised their concern that the equipment has not been repaired and will contact the property authorities to express such.

ANNOUNCEMENT - The Board advised that the January meeting, which would fall on New Year’s Day has been rescheduled to January 7, 2009. Announcements will be posted.

COMMITTEE REPORTS

Tennis – Vice President Brown that the summer league season is over and there will be a break until the winter leagues begin playing. Mr. Brown advised that Director O’Neal is in the process of repairing the water fountain.

Clubhouse – Director O’Neal advised that there are several rentals planned for the holiday season.

Pools – Management advised that the pool company has determined that both pools may have a plaster leak and leak detection inspections have been ordered.

Landscape – Secretary Ervin advised that hurricane damage to the culdesac medians on Middlebury and Bairnsdale has been complete. Treasurer Ems advised that he was recently made aware of possible hurricane damage on the culdesac median on Bideford. Mr. Erwin will inspect the culdesac and advise what needs to be repaired.

Trash Removal/Pest Control – Director Hancock advised that mosquito fogging is concluded for the year but regular treatment of the clubhouse is still on going. Mr. Hancock also advised that there are 8 homeowners on the disconnect list for trash removal and 6 owners on temporary reinstatement for payment plans.

Deed Restrictions – No report at this time as inspections have been temporarily suspended.

Security – Director Reading advised that the annual ^{Lanier} Lemear party is impending and to be watchful of additional traffic in the community. Mrs. Reading also advised to secure holiday decorations to deter theft. Mrs. Reading also advised of complaints of slow response to 911 calls and that the issue is being addressed but that residents should continue to call should they fail to receive a response. Also advised was the additional bicycle patrol added by the Constable during the Night of Lights.

Communications – No discussion at this time.

MINUTES - The minutes of the November 6, 2008 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as written. Seconded and carried.

FINANCIAL REPORT – The Board advised the membership of additional expenses expected from hurricane cleanup and damages. The Board also advised the membership that collections for the 2008 assessment are at 99% currently. The Board also advised of the 2009 increased assessment to \$578.00 in accordance with the Consumer Price Index and that assessment billing has been sent to all members.

HOMEOWNER FORUM - A concerned member present advised of vandalism and theft of yard decorations in the community. Another concerned resident advised that there has been an increase in stop sign running throughout the community. The Board will address the concerns to the Constable patrol.

OLD BUSINESS – No old business at this time.

NEW BUSINESS –

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 7:50 p.m. The next meeting date was set for January 7, 2009 beginning at 7:00 p.m.

APPROVED Chris R DATE 1-7-09

**as amended*