



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON WEDNESDAY, JANUARY 7, 2009 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, Director Ronnie Maas, Director Jon Hancock, President Chuck Brown, Treasurer Joe Ems, Director Alan Massey and Director Dottie Reading. Absent member was Secretary Bob Ervin. High Sierra Management representative present was Sherri Carey.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The Meeting was called to order at 7:02 p.m. and the agenda was adopted as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Deputy Roberts presented the patrol report. Several residents were present to address their concerns with the Lanier holiday party. The residents complained that community streets were impassable and resident were being inconvenienced by the over flow of parking and loitering. Captain Witton will inquire as to the name and phone of the event organizer to for the Association and County to lodge complaints and assist in the next year’s planning for parking. The Board will also inquire with the Association’s attorney as to the liability of Lanier regarding parking issues within the community. Director Reading also addressed information received from Harris County regarding a pursuit to petition the County to lower the speed limit within the community to 20 mph. The Board will distribute the petition information to the membership through the Prestonwood Press and the website.

ANNOUNCEMENT - Director Reading announced the names of the 2009 Nominating Committee. She advised the information will be posted in the next newsletter and the committee will be meeting to discuss nominees within the month and begin publishing information regarding proposed nominees in the March newsletter. The committee members are as follows: Dottie Reading, Jack Howard and Edna Gunn.

COMMITTEE REPORTS

Tennis – President Brown advised that bids for basic repairs are being solicited at this time for pole painting, fence repair and court resurfacing.

Clubhouse – Director O’Neill advised that 10 additional tables and 20 additional chairs were purchased on sale over the holidays for the clubhouse.

Pools – Management advised that the pool company has determined that both pools have leaks and bids are being provided for review in executive Session. Management also advised that comparative bids for pool management through the swim season have been provided to the Board for review.

Landscape – No discussion at this time.

Trash Removal/Pest Control – Director Hancock advised that a renewal contract from Northwest Pest offering the same rate as 2008 has been presented to the Board for review. Director Hancock also advised that the trash contract price took a considerable drop over the last month due to fuel cost decreases. A resident requested the Association contact the school to request a clean up of the recycling dumpster areas.

Deed Restrictions – Treasurer Ems reiterated that deed restriction inspections will resume in January and that the Board will be publishing rules reminders quarterly in the newsletter and on the website to remind homeowners what maintenance is required.

Security – Director Reading reiterated security issues with stolen decorations. Director Reading also advised that stolen decorations or vandalism must be reported to the Constable in order for a time line to be determined for the patrol officers to investigate. Director Reading will be publishing security tips for the upcoming newsletters to provide more information to the residents.

Communications – President Brown advised that there has been more use of the community website and more features are being added to make the website more user friendly.

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

FINANCIAL REPORT – Management provided a summary of the December 31, 2008 financial report. Treasurer Ems advised the membership that the Association ended the year 99% collected and formal year end financial would be posted on the website once completed.

HOMEOWNER FORUM - Mary Etta Woods was present to request the Board consider allowing league use of the tennis courts. She explained that there is relatively no use of the courts and there is a potential to earn additional money through league use to assist in maintaining the courts. The Board advised that discussion regarding liability from outside use will be had with the Association’s attorney and a decision will be rendered within the week. A resident inquired as to what would be required to request an extension for hurricane repair. The Board advised that communication to management would be needed so that an extension could be noted on the homeowners file. Another resident requested the Board consider promoting the car decal program as done in the past. The Board will discuss the issue in executive session.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – President Brown reiterated the action items presented and discussed during this meeting.

ADJOURNMENT – There being no further business to come before the Board, the general meeting was adjourned for Executive Session at 8:25 p.m. The next meeting date was set for February 5, 2009 beginning at 7:00 p.m.

APPROVED _____ **DATE** _____



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, FEBRUARY 5, 2009 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, Vice President Jon Hancock, Secretary Bob Ervin Treasurer Joe Ems, Director Alan Massey, President Chuck Brown 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 7:02 p.m. and the agenda was adopted as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Deputy Roberts presented the patrol report. Residents inquired about leash laws and requested information be published in the Prestonwood Press and on the website about pet owners restraining their animals. Deputy Roberts advised that Captain Whitton has been in contact with the Lanier office regarding the parking concerns through the holidays. The Constable office will be meeting with the Lanier office to provide a resolution to the problem. Director Reading advised that research has been done regarding the request to lower the speed limit in the community. She advised that a petition of 51% has to be presented to the County for a reduction in speed limit. Additional information will be posted in the newsletter and on the website to seek interest from the community. The Board also agreed to consider publishing the information with the annual meeting notice in April.

ANNOUNCEMENTS - Management advised that the new directories are being delivered by block captains and residents should contact their respective block captain for more information on the directories. Vice President Hancock publicly thanked Russel May and Tina Lizmi for coordinating the Nite of Lites for 2008. President Brown announced an Open House scheduled for the Cy Fair VFD. Further information is posted on the website.

COMMITTEE REPORTS

Tennis – President Brown advised that the spring tennis leagues have started. PresidentBrown also advised that a calendar for the tennis schedules is being developed for the website. President Brown announced the Board’s approval of allowing non-resident teams use of the tennis courts for a fee to help maintain the courts. The teams will only have access to the courts when scheduled through the tennis committee and must sign liability waivers. Each team member must pay a fee of \$25 per session.

Clubhouse – Director O’Neill advised the a/c replacement/installation is complete.

Pools – Management advised that the pool company has determined that both pools have leaks and bids are being provided for review in executive Session. Management also advised that comparative bids for pool management through the swim season have been provided to the Board for review. President Brown advised of several improvements the swim team will be performing at pool II.

Landscape – Secretary Ervin announced the yard of the month for February is 7603 Bideford. Management advised that the Board is currently seeking bids for upgrades to the entries for lighting and landscaping.

Trash Removal/Pest Control – Vice President Hancock reminded the membership that mosquito fogging will begin in March.

Deed Restrictions – Treasurer Ems reiterated that deed restriction inspections had resumed in January and that the Board will be publishing rules reminders quarterly in the newsletter and on the website to remind homeowners what maintenance is required by the Association’s governing documents.

Security – Director Reading reiterated security issues discussed earlier in the meeting.

Communications – President Brown advised that there has been more use of the community website and more features are being added to make the website more informative.

MINUTES - The minutes of the January 7, 2009 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as amended. Seconded and carried.

FINANCIAL REPORT – Management provided a summary of the January 31, 2009 financial report. Treasurer Ems advised the membership that the Association is currently 78% collected for 2009. Mr. Ems also advised that the a/c equipment was replaced during the month and was a capital expense.

HOMEOWNER FORUM - A resident asked about deed restriction progress regarding broken windows, cars parking on grass and other maintenance issues. A resident asked who is responsible for curb repair in the community. The Board will publish the County Commissioners office for reporting curb repair. Management will also note repairs needed on the monthly inspection. Kim Brown was present to address the upcoming swim team season. Mrs. Brown advised that the swim team is scheduled to begin practice April 20 and the season kick of party will be April 25. Swim team registration is schedule for April 14 and 18 at the clubhouse. Mrs. Brown will be forwarding the swim meet schedule to Mr. Hancock.

OLD BUSINESS – The Board advised of the following business items:

Volunteer Organizational Meeting – Volunteers needed for upcoming functions or events won’t occur.

Car Decals – The Board advised lengthy discussion took place at the last meeting and it was decided that a car decal program would not be fiscally responsible at this time, however there is a small amount of stickers from the previous program available for anyone who needs one.

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 March 5, 2009 beginning at 7:00 p.m.

APPROVED _____ **DATE** _____



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, MARCH 5, 2009 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, Vice President Jon Hancock, Secretary Bob Ervin Treasurer Joe Ems, Director Alan Massey, President Chuck Brown and 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 7:10 p.m. and the agenda was adopted as written.

PRECINCT 4 PATROL REPORT – Precinct 4 Constable Deputy Roberts presented the patrol report. Deputy Roberts addressed the importance of residents calling the non-emergency Constable dispatch phone number to report activity.

Director Reading requested an update regarding the proposed meeting with the Lanier office regarding parking during holiday events. The meeting has not yet occurred and an update will be given at such time as further information is provided.

Deputy Roberts addressed the recent car arson at 8203 Cambourne. The Fire Marshall is currently investigating the arson and further information will be provided as it is received.

Director Reading advised of a concerned resident report regarding solicitors and how to report such. Director Reading advised that the resident contacted the Constable dispatch because they felt the solicitor appeared suspicious. Deputy Roberts advised that this activity should always be reported as suspicious activity but that soliciting is not against the law and may not be treated as an emergency by the Constable dispatch.

ANNOUNCEMENTS - Director O’Neill advised of plans to schedule a Easter Egg Hunt on April 11, 2009. There are several teens and Boy Scouts who have volunteered to help with the event. Director O’Neill advised of the need for additional volunteers to fill plastic eggs and organize the day of the event.

President Brown announced the resignation of Ronnie Maas from the Board due to personal conflicts. President Brown reiterated the need for two additional Board members at the upcoming annual meeting.

COMMITTEE REPORTS

Tennis – President Brown advised that tennis court pole light painting is complete and bids for the court resurfacing have been received and will be discussed in Executive Session.

Clubhouse – Director O’Neill advised that the a/c relocation and installation has been completed.

Pools – Management advised that pool leak repairs at both pools are complete and the diving board installation at pool I is forthcoming. President Brown advised the Board and management were recently made aware of a possible pump motor problem at pool I that will be addressed within the week. Management advised that the pool II motor warranty repair is in progress and will be complete prior to the pools opening.

Landscape – Secretary Ervin provided an update of the yard of the month program.

Trash Removal/Pest Control – Vice President Hancock reiterated that the trash contractor has from 7 am to 7 pm for trash removal.

Deed Restrictions – Treasurer Ems advised that Vice President Hancock participated in the monthly inspection with management and provided a detail of the issues being addressed. The Board also discussed posting information regarding curb repair needed throughout the community and how to report such.

Security – Director Reading advised of upcoming security articles and plans to introduce a petition for lowering the speed limit with the Annual Meeting notice and posting on the website.

Communications – President Brown advised of many updates and changes made to the website and invited all residents to review the site and provide feedback.

MINUTES - The minutes of the February 5, 2009 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as amended. Seconded and carried.

FINANCIAL REPORT – Treasurer Ems provided a summary of the February 28, 2009 financial report. Treasurer Ems advised the membership that the Association is currently 91% collected for 2009. Treasurer Ems also advised of funds consolidation and transfers being made to earn more interest on Association funds.

HOMEOWNER FORUM - Swim Team Board member and resident Kim Coachman gave a brief summary about the swim team and what is involved in the organization. Mrs. Coachman asked the Board to consider granting pool tags to the limited number of non-resident families, approximately 11 children, who do not have a facility for the children to practice on off days and during the summer. President Brown reiterated the new pool tag policy in effect discontinuing the guest fee and allowing four guests per pool tag. President Brown advised the Board would discuss in Executive Session the option of creating a special admission pass for the non-resident children.

Swim Team President Kim Brown requested swim team registration and fund raiser information be posted on the marquee at the clubhouse. Mrs. Brown also presented the swim team practice schedule and advised the swim meet schedule is forthcoming.

Sandra Higginbotham requested an update regarding the Champion's Printing contract for the publishing of the community directory. President Brown advised the issue is to be discussed in Executive Session.

Mrs. Higginbotham also advised of a vacant house at 13923 Charlyn Oaks that appears to be a foreclosure. President Brown advised that the Association will monitor the vacant house for needed mowing and trash removal.

Homeowner John Murphy asked when a 2009 budget would be published. Management will contact the Webmaster for posting of the approved budget on the website.

OLD BUSINESS – No new 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 8:32 p.m. The next meeting date was set for April 2, 2009 beginning at 7:00 p.m.

APPROVED _____ **DATE** _____



THE BOARD OF DIRECTORS OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, APRIL 2, 2009, AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Chuck Brown; Vice President Jon Hancock; Treasurer Joe Ems; Secretary Bob Ervin; Director Pat O’Neill; Director Alan Massey; and Director Dottie Reading. Sherri Carey, High Sierra Management representative, was not present.

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. As the Board minutes for the March 5, 2009 regular meeting were previously presented to the Board for review, Director Joe Ems made a motion to approve the minutes and Vice President Jon Hancock seconded the motion. The motion unanimously passed.

CONSTABLE’S REPORT – Harris County Precinct 4 Constable Deputy Roberts reviewed the Contract Activity Statistical Report, elaborated on a burglary at 14100 Cleobrook.

Deputy Roberts responded to a request for an update regarding the proposed meeting with the Lanier’s regarding parking issues during their annual December party. Unfortunately, Captain Witton still has not had a meeting with the Lanier’s as the Fire Marshall’s office has completed their investigation.

Deputy Roberts also responded to a question concerning the aging car arson at 8203 Cambourne. The vehicle can now be removed as the Fire Marshall’s office has completed their investigation.

FINANCIAL REPORT – Treasurer Joe Ems advised the membership that there are 80 to 90 homes that are delinquent with their 2009 Maintenance Association fees, and that by this time of year, April, this is a problem that can impact the Association.

President Chuck Brown pointed out that the year-end financial summary is now posted on prestonwoodforestonline.com.

ANNOUNCEMENTS – Director Pat O’Neill reiterated that the Easter Egg Hunt is on schedule for April 11, 2009, starting at 9:00 a.m. Director O’Neill also informed the membership that past Board President Bob Maguire is donating soda, water and cookies for the teens and Cub Scouts who have volunteer to fill the plastic eggs and for the Easter Egg Hunt.

President Chuck Brown advised that the letter to homeowners advising of the annual meeting, along with agenda, proxy and the Board’s slate of nominees, was mailed on April 1, 2009.

Director Dottie Reading presented a slate of five nominees (Joe Ems, Gloria Goodwin, Michael Halpin, Richard Hixson and Alan Massey) the Nominating Committee has assembled for the May 7, 2009 Annual Election Meeting. Director Reading advised the membership of a sixth nominee, Larry Hogan. Director Reading said his “biography” will be in the May Prestonwood Press.

Director Reading responded to Beth Pariza's question concerning adopting a 20 mph speed limit in Prestonwood Forest. Director Reading said that more discussion is needed and more support if a 51% membership approval rate is to be secured to pass it. There was question as to whether that is achievable.

HOMEOWNER FORUM – Homeowner Beth Pariza asked about the rumors, fueled by an e-mail circulating around the state, of a constitutional amendment on the ballot regarding the homestead tax. Director Joe Ems responded that there has not been any governmental announcement or proof that the election and amendment are real.

Homeowner Al Fowler voiced concern over the condition of the home next to his on Ravenhurst, including a rodent problem as a result of neglect in the neighbor's back yard. Several Board members responded as the property is well known to them as a result of Deed Restriction inspections. Mr. Fowler was advised the Deed Restriction process is working.

Homeowner Gloria Goodwin had additional questions concerning the arson vehicle at 8203 Cambourne, to which Director Reading responded it was being addressed by the Board.

Homeowner Jessica Dean also voiced concern over the condition of the home next to hers at 8122 Devonwood. Several Board members responded as this property is also well known to them as a result of Deed Restriction inspections. Ms. Dean was advised the Deed Restriction process is in motion.

Homeowner Richard Hixson expressed his appreciation to the Board for the progress it has made.

Homeowner Benson Vann offered to membership that things can happen if they are pursued.

Homeowner Judy Baxter expressed concern that Northwest Pest Control was fogging when school child were waiting at street corners for their school bus. Vice President Jon Hancock will discuss this with Northwest Pest Control.

COMMITTEE REPORTS:

TENNIS – President Chuck Brown advised that three lights were out at the court and a work order has been issued.

CLUBHOUSE – Director Pat O'Neill advised that a new wrought iron fence will be installed, for safety and security, around the recently relocated new A/C units.

POOLS – Director Alan Massey will post to prestonwoodforestonline.com the new swimming pool guest policy.

Director Pat O'Neill advised that the new front pool diving board is installed.

President Chuck Brown advised the membership that the leaks at both pools have been fixed.

President Brown mentioned that the pool open house, kicking off the swimming season, is scheduled for May 30th. Director Massey told the membership that the Board would be providing soft drinks, water and hot dogs for free.

Director O'Neill told the attending homeowners that new umbrellas ordered for the front and back pool have been received. He also mentioned that the stands to hold the umbrellas weight about 70 lbs. and he needed help to move them. Directors Ems and Massey both volunteered to help him.

LANDSCAPE – Secretary Ervin announced that the April Yard of the Month winner was 7502 Renmark.

TRASH REMOVAL/PEST CONTROL – Vice President Jon Hancock said the next, if the winds die down, schedule mosquito fogging would be tonight, April 2nd.

Vice President Hancock advised the membership that the first quarter's treatment for ants, spiders and roaches at the clubhouse and pool complex facilities was completed March 4th.

Vice President Hancock also advised membership that trash service expense for the first quarter 2008 was slightly lower than same period last year. Also, we paid, in the first quarter, an average of \$13.41 per month, per house, for trash pick-up. On an annualized basis, we currently average approximately \$1.34 per house for each trash day pick-up.

DEED RESTRICTIONS - Director Joe Ems responded to several members concern over the Harris County Appraisal Districts lowering the appraised value of numerous homes in Prestonwood.

Director Ems reminded the membership, now that the growing season is here, the Board will resume and pursue yard problems through the Deed Restriction procedures.

SECURITY – Director Dottie Reading elaborated further into the possible strategy and proposed meeting between the Constables and the Lanier's regarding parking issues during their annual December party. Opinion was expressed that on-duty Precinct 4 officers should enforce the law regarding parking illegally.

COMMUNICATIONS – President Chuck Brown announced that Director Alan Massey will be taking over Communications for the Board. Director Massey will serve as the Board's gateway master to prestonwoodforestonline.com, the Prestonwood Press and the Prestonwood Forest Directory.

OLD BUSINESS – Director Joe Ems mentioned to membership that we were still looking for a volunteer to step forward and manage the Fourth of July Parade. Director Dottie Reading informed the membership that past Fourth of July parade coordinator Mingo Williamson had offered to assist the volunteer.

NEW BUSINESS – There was no new business.

There being no further business Director Bob Ervin made a motion to adjourn the meeting and Director Joe Ems seconded the motion. The motion unanimously passed and the meeting was adjourned at 8:50 p.m.



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS 2009 ANNUAL MEETING OF MEMBERS MAY 7, 2009 AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

CALL TO ORDER/ESTABLISHMENT OF QUORUM – The 2008 Annual Meeting of Members was called to order at 7:10 p.m. and 162 lots were present in person or by proxy representing a quorum of the membership.

INTRODUCTIONS

The Board of Directors and management company representatives were introduced to the membership. Board members present were President Chuck Brown, Vice President Jon Hancock, Director Alan Massey, Director Dottie Reading, Director Pat O’Neill and Secretary Bob Ervin. High Sierra Management representatives present were Sherri Carey, Heather Raper and Lauren Hines.

CONSTABLE REPORT

Harris County Constable Deputy Janette Roberts presented the current patrol report and provided information regarding security in the community over the past year. Deputy Roberts advised that the parking concerns regarding the annual Lanier holiday party are still being addressed and a resolution is pending. Questions were answered from the floor.

FINANCIAL REPORT – President Brown presented the financial report for the month ending December 31, 2008. President Brown also presented the status of the 2007 and 2008 financial audits being performed by an independent accountant. The membership was advised that the Association ended 2008 being 99% collected for assessment dues. General questions were answered from the floor.

BOARD OF DIRECTORS ADDRESS

The Board of Directors presented information regarding contract renewals, upcoming improvements and deed restriction inspections. President Brown presented an appreciation plaque to retiring Board member Bob Ervin for his years of volunteer service to the community. General questions were answered from the floor.

ELECTION OF DIRECTORS

Pursuant to the Declaration of Covenants, Conditions and Restrictions of the Association, a Nominating Committee was formed prior to the Annual Meeting to seek nominees for the election ballot for the three positions available for election. The Nominating Committee presented the following nominees to the membership prior to the meeting:

- Joe Ems
- Alan Massey

Michael Halpin
Gloria Goodwin
Richard Hixon

The floor was opened for further nominations. There were no further nominations from the floor. President Brown advised the membership that votes would be taken for each nominee to determine the terms assigned. The Board will then discuss the appointments at their next Executive Meeting when officers are also elected.

Each nominee was allotted time to make a presentation to the membership. Joe Ems was not able to attend the meeting due to a family emergency. Alan Massey spoke on his behalf.

Ballots were distributed for voting. Two volunteers were chosen from the membership to count and validate the election results. The election results were as follows:

Joe Ems	146 Votes
Gloria Goodwin	159 Votes
Michael Halpin	160 Votes
Richard Hixon	154 Votes
Alan Massey	162 Votes

COMMITTEE REPORTS

A brief summary regarding committee activity was presented to the membership. The Board also stressed the need for more committee involvement and that there is an immediate need for a July 4th event chairperson.

There being no further business to come before the membership, the meeting was adjourned at 8:30 p.m.



THE BOARD OF DIRECTORS OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, JUNE 4, 2009, AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Chuck Brown; Vice President Jon Hancock; Director Joe Ems; Treasurer Dottie Reading; Director Pat O’Neill; Secretary Alan Massey; Director Richard Hixon and Director Michael Halpin. Absent member was Director Gloria Goodwin. Sherri Carey, High Sierra Management representative was also present.

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 April 2, 2009 meeting were presented to the Board for review. A motion was made from the floor to approve the minutes as written. Seconded and carried.

CONSTABLE’S REPORT – Harris County Precinct 4 Constable Deputy Roberts reviewed the Contract Activity Statistical Report and answered questions from the floor.

Deputy Roberts reported burglary to two motor vehicles in the community and that they are currently on going investigations.

Deputy Roberts responded to a complaint regarding a solicitor who took money from a resident for services that were not provided. Deputy Roberts contacted the company and was advised that the money would be returned but that the issue is a civil matter. Deputy Roberts will follow up on the situation and report any further events.

Deputy Roberts explained the importance of residents recording serial numbers for bicycles and maintaining a picture of the bike in their personal files. Any stolen bicycles should be reported to Precinct 4 immediately. Deputy Roberts also offered helpful suggestions regarding marking bicycles with either personal numbers or markings that will identify the item if recovered.

Deputy Roberts advised that Apex Security has been seen in the community again and that residents should be careful when opening their door to solicitors and purchasing services.

Treasurer Reading discussed a report of a suspicious vehicle driving through the neighborhood and that the issue is being investigated by Deputy Roberts. President Brown added the importance of using the website to report issues such as this to the Board.

FINANCIAL REPORT – President Brown reported that the 2008 audit draft has been received from the CPA and presents fairly according to best business practices. The Board will review the report in depth in executive session and prepare a summary to be published on the website and in the Prestonwood Press. President Brown also advised that the Association is within the budget for 2009 and is approximately 93% collected year to date.

ANNOUNCEMENTS – President Brown presented the officer positions elected and terms assigned from the recent annual meeting. President Brown advised a formal notice of the positions and terms would be published in the Prestonwood Press and on the website.

HOMEOWNER FORUM

Kim Brown, Prestonwood Flyers Swim Team, was present to provide an update to the Board as to their current swim season. Mrs. Brown reported that there are 115 swimmers for 2009; comprised of 50 resident families and 12 non-resident families. Mrs. Brown thanked the Board and the community for its continued support and spoke of what is involved in the operation of the swim team. Mrs. Brown was pleased to announce many successful stories revolving around the many years the swim team has been in place and how many of the children involved have gone on to further their swimming career. Mrs. Brown discussed plans for the swim team to provide concessions for the July 4th event and have made arrangements with the current committee organizing the event. President Brown reiterated that the non-resident families do pay a pool use fee to help provide for the maintenance of the facilities. Non-residents are only allowed to be in the pool during swim team practices and are not allowed to use the pool as a resident.

Jimmy Dean expressed concern that there are many residents not performing regular maintenance on their property and asked what actions the Board is taking. Director Ems advised that regular inspections are being performed and to contact Director Ems in the future with any further concern and the issue will certainly be addressed.

Greg Dermer expressed concerns regarding the rate of speed at which vehicles are driving through the community and on Schroeder. Treasurer Reading will address the area with the patrol officer for possible resolution. Mr. Dermer also requested the officers patrol more on the outer streets. The Board advised that the outer streets are not in the current patrol contract but that the officer assigned to the community does patrol the areas of concern when needed. The Board recommended Mr. Dermer continue to pursue his concerns with Harris County. President Brown advised that an ongoing goal of the Board is to pursue the County with a petition to lower the speed limit within the community. Treasurer Reading advised that the County has plans to add an additional mobile unit to monitor speed control on Schroeder in the very near future but man hours and scheduling play a factor as to when this will occur.

COMMITTEE REPORTS

TENNIS – President Brown advised that all league play has ended and the Board is currently reviewing bids for resurfacing of the courts.

CLUBHOUSE – No report at this time.

POOLS – Director O’Neill reported that two new electrical breaker panels have been installed in the pump house and are being tested at this time. Repair of the outer pump room wall will be performed by volunteers. A homeowner present asked the status of the slip and fall incident in the pool bathroom during the open house event. The Board advised the issue is being investigated and a resolution is being sought.

LANDSCAPE – Director Hixon advised that Director Godwin will be announcing the June Yards of the Month in the next Prestonwood Press and on the website.

TRASH REMOVAL/PEST CONTROL – Director Hixon reported the trash suspension list has been updated and there are currently 34 homes on the suspension list.

DEED RESTRICTIONS – Director Ems reported that deed restrictions inspections are on going and helpful information regarding yard maintenance will be published in the next Prestonwood Press and on the website.

SECURITY – Treasurer Reading reported that Deputy Roberts will ask to be positioned in the Prestonwood Forest subdivision during the December 2009 Lanier party, which will be a benefit to the community. Also reported is the impending addition of no parking signs throughout the neighborhood to alleviate traffic flow conditions caused by the annual Lanier holiday party.

COMMUNICATIONS – Secretary Massey reported that the website and Prestonwood Press is in the process of being updated with the new Board positions and terms. Secretary Massey reiterated the importance of using the website and that the Board's goal is to make the website the main form of communication for the community.

OLD BUSINESS – Secretary Massey provided a summary of the recent open house.

NEW BUSINESS – None at this time.

There being no further business to come before the Board, a motion was made to adjourn at 8:10 p.m.

**BOARD OF DIRECTORS - OPEN MEETING
JULY 2, 2009
AGENDA**

- **CALL TO ORDER/ADOPTION OF AGENDA/CONFIRMATION OF QUORUM**
 - Quorum established @ 7:00pm. The meeting was called to order and the agenda was adopted as written.

- **CONSTABLE'S REPORT**
 - Report given by Constable Roberts --
 - Highlights - Numerous bikes being stolen. Constable Roberts again strongly recommends to the membership the importance of recording your bike serial numbers, keeping a picture of your property and, at least, reporting anything stolen to the constable.
 - Constable Roberts announced the preliminary investigation regarding the June 26, 2009 accident at 249 & Prestonwood Forest Drive involving the entrance sign.

- **APPROVE MINUTES**
 - **June 4, 2009**
 - Minutes approved.

- **FINANCIAL REPORT**
 - **June 30, 2009**
 - 22 - Residents still delinquent for 2009 ~ \$15K.

- **ANNOUNCEMENTS**
 - Chuck Brown announced Pat O'Neill's resignation and that it is the intention of the Board to replace him.

- **HOMEOWNER FORUM (1 HOUR TIME LIMIT)**
 - Mary Wallace stated her lawn mower was stolen, but was recovered from a pawn shop by the Constable's office, again reiterating the importance of reporting any property stolen from your residence.
 - The Juan Gonzalez family donated a Foos ball table to the front pool.
 - American flags are being placed at each home by 4th of July parade chairperson Christina Araiza. Flags were compliments of realtor Pam Hughes.

- **COMMITTEE REPORTS**
 - A. Tennis**
 - Chuck Brown turned over bids for resurfacing front courts to Michael Halpin.
 - B. Clubhouse**
 - Alan Massey stated he has taken over for Pat O'Neill and has received several calls inquiring about clubhouse availability.
 - C. Pools**
 - Ants are invading lights at front pool. Augusta Landscaping has treated ants and Bratton Pools will fix light.
 - A total of 32 trees have been trimmed at the back pool. One 45-50' Pine and one half dead Pine left from Hurricane Ike were cut down.
 - D. Landscape**
 - Yard of the month is going to change the format to a community based format. Gloria Goodwin is soliciting feedback from homeowners.
 - Hancock Elementary PTO has asked for a donation of \$225 for flowers at the school and it will be discussed in the Executive Session.

- Entrances are taking a beating:
 - 1. The front entrance at SH 249 and Prestonwood Forest Drive was involved in an auto accident. Car was not registered and occupants fled the scene. Police are investigating.;
 - 2. Ravenhurst and Shroeder -- sprinkler system problem;
 - 3. Hargarve and Charlynn Oak -- another auto accident.

E. Trash Removal/Pest Control

- 27 homes on "no trash service list."
- Need more current information on recycling.
- Galveston recycling recently cancelled due to lack of support and cost.
- Mosquitoes are fewer because of hot and dry weather.

F. Deed Restrictions

- Basketball nets are available from Joe Ems. Joe Ems explained that courtesy letters went out for basketball goals without nets. If you want a net call him.
- Joe Ems explained the notion and rumor that the association has filed 30 some odd foreclosures in the last few years. He explained how Prestonwood Forest Maintenance Association is listed on the foreclosure documents whether it is filed by the mortgage company or the county for back taxes and how we usually get nothing as a secondary debtor.

G. Security

- Discussed there has been an increase in stolen bikes, be sure to store them in a safe location. Most have been taken from the front yards or were not locked at public places.
- Update on the front entrance accident. Vehicle found but is out of registration and insurance however Constable Roberts is still investigating.
- Dottie Reading is scheduling a committee meeting of Prestonwood residents to discuss trying to get on the Lanier party planning committee to discuss the parking situation in December

H. Communications

- Alan Massey stated someone inquired online about the minutes not being up to date on the web site. He stated he would look into it and get them updated.
- Resident Juan Gonzalez asked about a rumor the back pool was going to be closed.
 - President Brown reiterated there are no plans to close any of the amenities
 - Pat O'Neill asked "Why not?", there is not enough use to justify keeping it open. This started a discussion on the merits of having both pools. Most felt it adds to the subdivision. Pat O'Neill stated he would like to start a petition to get a vote to close the back pool. Chuck Brown told him it was within his rights to start the petition to measure interest.

- **OLD BUSINESS - none**
- **NEW BUSINESS - none**
- **ADJOURN @ 8:15-- NEXT MEETING AUGUST 6, 2009**

APPROVED
 Alan J. Massey
 8-6-09



THE BOARD OF DIRECTORS OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, AUGUST 6, 2009, AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Chuck Brown; Vice President Jon Hancock; Director Joe Ems; Treasurer Dottie Reading; Secretary Alan Massey; Director Gloria Goodwin; Director Richard Hixon and Director Michael Halpin. Sherri Carey, High Sierra Management representative was also present.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The meeting was called to order at 7:03 p.m. and the agenda was adopted as written. The minutes of the July 2, 2009 meeting were presented to the Board for review. A motion to accept the minutes as written was made by Secretary Massey, Seconded by Director Goodwin and unanimously carried by the Board of Directors.

CONSTABLE'S REPORT – Harris County Precinct 4 Constable Deputy Roberts reviewed the Contract Activity Statistical Report and answered questions from the floor. Deputy Roberts also introduced the new patrol division Sergeant Harris.

Deputy Roberts reported burglary to a motor vehicle, a residence and a burglary to other.

Deputy Roberts responded to a complaint regarding solicitors in the community. Director Ems also addressed a telephone complaint from a resident regarding the same issue. Deputy Roberts again advised residents to call the Constable's dispatch number to report suspicious persons in the community.

FINANCIAL REPORT – Treasurer Reading presented the July 31, 2009 financial report and advised the Association is currently 97% collected for 2009 dues and ongoing collection efforts.

Director Ems will be drafting a summary of the completed 2008 audit for publication in the Prestonwood Press and on the website.

President Brown advised a budget committee has been formed with volunteers from the community to review current expenses categories and review accounting methods inconjunction with preparation of the 2010 budget.

ANNOUNCEMENTS – President Brown advised the membership that the open Board position cannot be appointed by the current Board of Directors and must be elected by the membership. The Board of Directors decided the position will be left open until the May 2010 annual meeting/election and the Board will continue to operate with eight members.

HOMEOWNER FORUM

Mrs. Becky Sams presented a list of homes which have installed window air conditioning units in public view. Mrs. Sams expressed her concern regarding the unsightly appearance she feels these fixtures bring to the community and asked what the Board can do to prevent such from continuing. Director Ems advised that there is no specific deed restriction preventing window air

conditioning units. The Board agreed to further discuss the issue and a possible resolution at the next meeting.

The following items were discussed by the membership present:

- Complaints regarding lifeguard actions and attitudes were presented to the Board. Director Hixon advised he has been in contact with the Director of Operations for DS Recreation, Josh Venegus, regarding many issues with service; allowing rough play in the pool; guards not enforcing rules; and, lack of professionalism. Director Hixon reported that all of the issues will be addressed and service will be continually monitored.
- Former Director Pat O'Neill's board information and assignments are still being printed in the Prestonwood Press.
- A homeowner requested an article regarding recycling grass clippings or mulching grass clippings be published in the next newsletter. The management company has information about mulching that will be forwarded to Director Goodwin to assist with a written article for the Prestonwood Press.

COMMITTEE REPORTS

TENNIS – Director Halpin advised that the front courts have been resurfaced and a construction punch list for additional repairs has been submitted to the contractor prior to final payment of services. Director Halpin also reported that the tennis court screens will be repaired by volunteers and league play is set to begin at the end of August.

CLUBHOUSE – Secretary Massey advised that rentals have increased over the last month; a roof dormer has been repaired; and; a rental calendar has been added to the website for added homeowner information.

POOLS – Director Hixon reiterated his discussions with the pool management company, DS Recreation, regarding the actions of the lifeguard staff and that a pool calendar has also been added to the website. Director Hixon then advised the membership of concerns regarding homeowners conducting private swim lessons in the pool for monetary gain, which is in direct conflict with the contract between the Association and DS Recreation. Director Hixon advised that the issue was researched and found to not be in conflict but that further discussion of the specific issue will be discussed by the Board in Executive Session.

LANDSCAPE – Director Goodwin advised that bids for the repair of the damaged monument at SH 249 and Prestonwood Forest Drive have been received and will be reviewed by the Board in Executive Session. All costs have been submitted to the insurance carrier and are forthcoming.

TRASH REMOVAL/PEST CONTROL – Vice President Hancock presented a detail of the costs associated with trash collection thus far in 2009. A detailed summary is attached as an Exhibit. Vice President Hancock also presented recycling facts and the pros and cons of adding such to the current contract. An addendum to extend the current contract and additional year has been negotiated with Republic Waste and will be presented to the Board for review in the Executive Session. The budget for Waste Collection (trash) is under budget to date. Mosquito fogging is ongoing and in line with the amounts budgeted for 2009.

DEED RESTRICTIONS – Director Ems reported that deed restrictions inspections are ongoing.

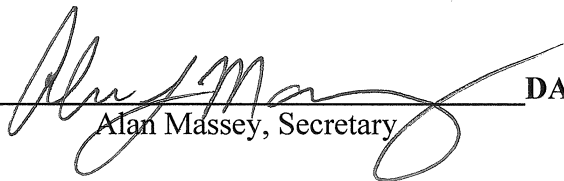
SECURITY – Treasurer Reading presented information regarding a robbery on Hargrave and that several of the homes on that street are still districted under the Sheriff Department's patrol beat. The issue has been addressed with the County and will be corrected within the week according to Deputy Roberts and Sergeant Harris. Also discussed were plans to organize a group meeting addressing strategies and plans for the parking issues in the neighborhood during the annual December Lanier Holiday Party. These specific suggestions and proposals will be shared with the Laniers and Precinct 4 for viable implementation.

COMMUNICATIONS – Secretary Massey reiterated that amenity calendars have been added to the website to provide more information to the residents. Also discussed were the Prestonwood Press newsletter press deadlines and feedback from residents is always appreciated.

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 meeting.

There being no further business to come before the Board, a motion was made to adjourn at 8:15 p.m.

APPROVED  DATE 9-3-09
Alan Massey, Secretary



THE BOARD OF DIRECTORS OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, SEPTEMBER 3, 2009, AT 7:00 P.M. AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Chuck Brown; Vice President Jon Hancock; Director Joe Ems; Treasurer Dottie Reading; Secretary Alan Massey; and, Director Gloria Goodwin. Absent members were Director Richard Hixon and Director Michael Halpin. Sherri Carey, High Sierra Management representative was also present.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The meeting was called to order at 7:02 p.m. and the agenda was adopted as written. The minutes of the August 6, 2009 meeting were presented to the Board for review. A motion to accept the minutes as written was made by Vice President Hancock and seconded by Director Goodwin and unanimously carried by the Board of Directors.

CONSTABLE'S REPORT – Harris County Precinct 4 Constable Deputy Roberts reviewed the Contract Activity Statistical Report and answered questions from the floor.

Deputy Roberts discussed an ongoing investigation regarding two instances of discharging of firearms in the community. President Brown advised the membership to report any suspicious activity that may sound like firearm discharge even if they think it is hunting occurring nearby.

Deputy Roberts also discussed incidents in the community and the importance of securing property and closing garage doors to deter criminal activity. Also reiterated was the importance of residents contacting the Constable regarding any suspicious activity.

FINANCIAL REPORT – Treasurer Reading presented the August 31, 2009 financial report and advised the Association is currently 98% collected for 2009 dues and ongoing collection efforts. Treasurer Reading advised the membership of legal actions taken by the Board at the August meeting regarding unpaid assessments.

Treasurer Reading advised that budget preparations have begun and explained changes to the 2010 budget that would add additional categories in the chart of accounts for expenses, thus enabling the Board to provide more information to the membership and to assist the Board with spending control tools.

ANNOUNCEMENTS – President Brown discussed information posted on the website and to be published in the Prestonwood Press regarding new legislation affecting residents.

President Brown announced the facilitation of a reserve study of the common facility elements of the Association, approved by the Board at the Board Executive Session in August. He briefly

explained the value of a reserve study and the detail it will provide for not only continual maintenance but fiscal stability of the Association for future planning.

HOMEOWNER FORUM

Mickey Merritt, 8102 Schaffer, was present to discuss issues with under stress, tree trimming and maintenance within the community. Mr. Merritt is a licensed forester and volunteered his advice for the community regarding tree maintenance. He advised that many trees are struggling due to the recent drought and having inspected the entire community, expressed his opinion that there is not an urgent problem in the community. Mr. Merritt provided information regarding insects that attack trees under stress and what can be done to prevent or correct such. He also advised that a good watering program can save many trees under stress and prevent insect attack in the future. It was recommended that the best time of year to trim trees is during the winter when the trees and insects are dormant.

COMMITTEE REPORTS

TENNIS – President Brown advised that the fall league has begun play. He advised that the front court resurfacing has been completed and some quality of work issues are being addressed, but overall the courts are in good shape. President Brown also advised that volunteers are working to replace the observation deck by the front courts to save the Association money.

CLUBHOUSE – Secretary Massey provided information regarding rentals and deep cleaning efforts being performed in the clubhouse throughout the month. Secretary Massey advised he is pursuing having photos and information regarding the clubhouse posted on the website for interested patrons to review prior to making a rental reservation.

POOLS – President Brown advised that the pool season is coming to close and the pools will only be open weekends through September 7, 2009. He advised that pool use increased in 2009. President Brown also informed the membership that bids are being sought for pool deck repairs at both pools.

LANDSCAPE – Director Goodwin advised that the entry monument repair at Prestonwood Forest and SH 249 is near completion. Director Goodwin advised that specifications for renewal of the landscape contract are being discussed and a recommendation to renew the contract with Augusta Landscape will be made to the Board in Executive Session, as they have not requested an increase in their contract cost.

TRASH REMOVAL/PEST CONTROL – Vice President Hancock provided information obtained for the addition of recycling in the trash contract and advised that with the addition of such, the contract would increase by approximately \$35, 000 per year. Vice President Hancock also provided specifics of what recyclables could be taken through the proposed program. Vice President Hancock will continue to obtain information regarding recycling.

Vice President Hancock advised the membership of the current mosquito fogging and facility treatment schedules. Vice President Hancock obtained information from Northwest Pest Control that mosquito fogging may increase in 2010 minimally and currently costs approximately \$5.00 per home per year annually.

DEED RESTRICTIONS – Director Ems provided information regarding the deed restrictions inspection and what is currently being pursued. He advised that he would like to provide more

detail and will do so in the future, but that personal difficulties have caused him difficulty recently.

A resident requested information be posted in the Prestonwood Press and on the website reminding members that re-soding of yards may be needed in the spring due to the drought this summer. The Board advised that the issues will definitely be monitored and articles submitted addressing what is needed will be published.

Director Ems advised that window a/c units are still being addressed and what policies may be needed to address such.

SECURITY – Treasurer Reading advised that she is investigating the formation of a Neighborhood Watch program and recent discussions she had had with residents throughout the community concerning security issues. Treasurer Reading also provided additional information regarding the discharging of firearms in the community.

Treasurer Reading advised the membership of an upcoming meeting with the Lanier office to discuss parking issues during their annual holiday party.

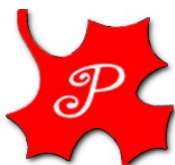
Treasurer Reading shared information regarding self-defense classes in the area.

COMMUNICATIONS – No new updates at this time.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – No new business at this time.

There being no further business to come before the Board, a motion was made to adjourn at 8:10 p.m.



THE BOARD OF DIRECTORS OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, OCTOBER 1, 2009, AT 7:00 P.M. AT 8200 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Chuck Brown; Vice President Jon Hancock; Director Joe Ems; Treasurer Dottie Reading; Director Richard Hixon; Director Michael Halpin and, Director Gloria Goodwin. Absent member was Secretary Alan Massey. Sherri Carey, High Sierra Management representative was also present.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The meeting was called to order at 7:02 p.m. and the agenda was adopted as written. The minutes of the September 3, 2009 meeting were presented to the Board for review. A motion to accept the minutes as written was made by Director Halpin and seconded by Director Ems and unanimously carried by the Board of Directors.

CONSTABLE'S REPORT – Harris County Precinct 4 Constable Deputy Roberts reviewed the Contract Activity Statistical Report and answered questions from the floor.

Deputy Roberts discussed several burglaries in the community and detailed the past months statistics for patrol. Deputy Roberts advised that burglaries throughout the entire county have been high over the past month and are not secluded to one area specifically.

Deputy Roberts again reiterated the importance of residents reporting any suspicious activity or vehicles.

FINANCIAL REPORT – Treasurer Reading presented the September 30, 2009 financial report and advised the Association is currently 98% collected for 2009 dues and ongoing collection efforts. Treasurer Reading advised the membership of legal actions taken by the Board at the August meeting regarding unpaid assessments. Treasurer Reading also advised of impending 2010 budget preparation and the restructuring of the chart of accounts to allow for more efficient planning for the next year.

ANNOUNCEMENTS – President Brown discussed actions being taken by the Board to communicate security alerts more effectively to the membership. He discussed ways to provide the information through the website through an alert section versus posting the information on the front page of the website that might deter perspective buyers from visiting the community. A homeowner mentioned polling realtors that market the community to ask them what might deter perspective buyers and how they feel the security alerts should be posted. Treasurer Reading offered the idea of each block creating a directory of contact information that could be used to share security alerts and other relative information. Director Ems also offered the option of the proposed neighborhood watch committee creating their own website where security information can be shared.

HOMEOWNER FORUM

John Murphy addressed his concern regarding the number of dying or dead pine trees on the school district's property and how possible disease could affect other trees in the community. He requested the Association help put pressure on the district to remove the trees in a more timely manner to avoid the spread of disease. The Board advised Mr. Murphy that discussion regarding how to care for the trees and how to look for disease was held at the last meeting and information will be posted on the website soon.

Gary Shaeffer addressed his concern regarding street maintenance and advised of a large pot hole in front of his house that needs repair. Treasurer Reading advised that information on how to report street and curb repair to the County is posted on the website and will be published in the next Prestonwood Press.

Edna Gunn addressed concerns regarding excessive irrigating at the clubhouse wasting water early in the mornings. Director Goodwin advised that she has already discussed needed irrigation inspections needed, which will occur within the next week.

COMMITTEE REPORTS

TENNIS – Director Halpin advised that the fall tennis league is up and running. He advised that concerns have been addressed regarding excessive trash at the tennis courts. This will be alleviated by adding a larger trash can at the courts.

Director Halpin advised that a suggestion has been made to relocate a memorial in front of the courts that is currently placed on a tree that needs to be removed. Plans are being made for the relocation.

A homeowner asked if alcohol is allowed on the tennis courts and if the Association is liable if an alcohol related accident occurs. Director Halpin advised that there is no general prohibition of alcohol but there have not been issues reported.

Director Halpin also advised of wish list items for the front and back courts being discussed for addition in the 2010 budget.

CLUBHOUSE – President Brown discussed structural inspections being schedule as there appears to be possible problems in the foundation of the clubhouse due to the recent drought.

POOLS – Director Hixon presented the final head counts for the summer season and advised that pool usage increased 2009.

Director Hixon advised that the pool contract will be bid out for the 2010 season. He also recommended that the pool tag procedure be kept the same for the 2010 season.

LANDSCAPE – Director Godwin advised that the final repair to the SH 249 monument is in progress and that marquee at the clubhouse is being replaced. She also reported lights out at the SH 249 entry that will be addressed soon.

Director Ems requested the irrigation repair bids include extending the irrigation out to the property lines to ensure proper watering in all areas.

Director Godwin advised that the landscape contract specifications are currently being reviewed.

Director Goodwin expressed thanks to Cindy Ems for her many years as a volunteer adding messages to the clubhouse marquee. She also reiterated that residents can recommend yards that deserve a yard of the month award and that many volunteers are needed for social events throughout the year.

WASTE COLLECTION/PEST CONTROL – Vice President Hancock advised that there have been no complaints regarding trash removal over the past month. He also advised there are four more mosquito fogging trips scheduled and then the fogging will cease at the end of October.

DEED RESTRICTIONS – Director Ems advised of homeowner calls regarding letters received for yard maintenance and that the Board is working with them due to the recent drought conditions.

SECURITY – Treasurer Reading again reiterated the frustration held by the Constable officers when residents report crime or suspicious activity after the fact or not at all.

Treasurer Reading explained the basis of the current patrol contract and how much time is allotted to patrol the community.

Treasurer Reading advised of ongoing communication regarding the Lanier holiday party and parking issues still outstanding.

A homeowner asked what hours the Constable patrols the community because he has concerns regarding the excessive speeding and running stop signs in the early morning hours. Another homeowner asked what the status of is regarding a petition to lower the speed limit within the community. Treasurer Reading advised that the issue has not been pursued as of yet because of lack of interest in the community and the amount of signatures needed to initiate the action. President Brown advised that volunteers are needed to initiate the petition.

COMMUNICATIONS – No new updates at this time.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – No new business at this time.

There being no further business to come before the Board, a motion was made to adjourn at 8:15 p.m.



THE BOARD OF DIRECTORS OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, NOVEMBER 5, 2009, AT 7:00 P.M. AT 8200 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Chuck Brown; Vice President Jon Hancock; Director Joe Ems; Treasurer Dottie Reading; Director Richard Hixon; Director Michael Halpin; Secretary Alan Massey and, Director Gloria Goodwin. Sherri Carey, High Sierra Management representative was also present.

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 October 1, 2009 meeting were presented to the Board for review. A motion to accept the minutes as written was made by Director Halpin and seconded by Director Ems and unanimously carried by the Board of Directors.

CONSTABLE'S REPORT – Deputy Roberts presented the prior months patrol statistics.

Deputy Roberts advised that many calls were logged from residents regarding suspicious vehicles in the community, which is very helpful in deterring crime. She, again, stressed the importance of residents being aware of their surroundings and contacting the Constable regarding any suspicious activity.

President Brown asked Deputy Roberts to provide information regarding an alleged fire arms discharge reported in the community during the previous week. Deputy Roberts advised that several units were dispatched to the community but no illegal activity was found. President Brown advised that there were no additional reports from the community, which deterred the Constables from being able to determine the exact area of the fire arms discharge. Deputy Roberts stressed the importance of calling the Constable when any activity such as fire arms discharge is heard even if a resident is not sure about the noise.

Treasurer Reading advised of a request from a school PTO member regarding their concerns with the increased speeding and traffic on Schroeder. Deputy Roberts advised that complaints need to be directed to the Precinct Commissioner's office because they control the maintenance and ordinances controlling the roadway. Deputy Roberts advised that specific requests need to be made to the Precinct requesting road widening and lower speed limits to control traffic.

Director Hixon requested an update regarding the Constable's meeting with Lanier's office regarding the parking issue created with their annual holiday party. Deputy Roberts advised that she is not aware of any resolution but that additional meetings with Lanier's office are planned and further updates will be provided. Treasurer Reading advised that she will be sending a letter to Lanier's office on behalf of the Association requesting additional parking assistance during the Lanier holiday party.

FINANCIAL REPORT – Treasurer Reading presented the October 31, 2009 financial report and advised the Association is currently 98% collected for 2009 dues and ongoing collection efforts.

Treasurer Reading advised the membership of receipt of the final audit and year end financial statement. The report will be posted on the website and in the Prestonwood Press.

Treasurer Reading advised on the preliminary reserve study preparation and that changes are being made or the Board's final review. Once the reserve study is complete, it will be presented to the membership.

Treasurer Reading advised that final review of the budget will be completed in the Executive Board meeting and annual billing will be mailed out to the membership within the next week.

ANNOUNCEMENTS –

HOMEOWNER FORUM

Russell May was present to discuss plans for the Nite of Lights. Mr. May advised that the Nite of Lights judging will be held on December 12, 2009. Director Ems made a motion for the PFMA to contribute \$500.00 to the Nite of Lights, \$300.00 being for prizes and \$200.00 for signs. Director Halpin seconded the motion and the Board unanimously approved the contribution.

A homeowner requested information regarding the removal of rodents. The Board advised the homeowner to call Precinct 4 to request animal control investigate the issue.

COMMITTEE REPORTS

TENNIS – Director Halpin advised that volunteers are working to repair the windscreens at both courts.

Director Halpin advised the memorial monument has been relocated.

Director Halpin advised that bids are being sought for resurfacing of the back courts and that the newly installed trash cans are working.

CLUBHOUSE – Secretary Massey advised of many interested prospects for rentals.

Secretary Massey also advised that he is seeking volunteers for the decoration of the clubhouse for the holidays.

Director Ems advised that Cindy Ems has requested use of the clubhouse to organize a community craft day for residents to attend and sell crafts in the Spring. The Board agreed that the event would well serve the community and for Mrs. Ems to provide perspective dates and an organizational plan as to what will be involved.

POOLS – Director Hixon advised that the back pool pump is under repair at this time and is under warranty.

Director Hixon advised that the fence at the back pool has been replaced according to safety standards and that many other plans are in place to make repairs to the erosion problem at the back of the pool facility. Many other repairs and maintenance are planned prior to the pool

opening in 2010. He also advised that the Board is discussing scheduling the pool open house at the back pool to promote more usage of that facility.

Director Hixon advised of lock repairs performed to consolidate keys for the recreation facilities.

LANDSCAPE – Director Goodwin reiterated the plans to repair the erosion and drainage at the back pool and bids are forth coming.

Director Goodwin also advised of the sign renovations at the SH 249 entry and at the clubhouse.

Director Goodwin advised that tree trimming has been completed at the clubhouse and pools to deter damage to the facilities. President Brown advised that there were two additional trees removed due to pine beetle infestation.

WASTE COLLECTION/PEST CONTROL – Vice President Hancock advised of one complaint from the 8200 block of Middlebury concerning trash not being picked up two Saturday's in a row. The management company contacted Republic Waste to correct the problem.

Vice President Hancock advised that there will be five more mosquito fogs through November.

DEED RESTRICTIONS – Director Ems advised that there have been no homeowner complaints regarding deed restriction letters.

Director Ems provided information regarding how the inspections are being performed and that he receives photos of all violations to have on hand in case a homeowner contacts him with questions. The management company advised that yard maintenance seems to be the main issue at this time.

SECURITY – No further report at this time.

COMMUNICATIONS – Secretary Massey reported that Nite of Lights information will be posted on the website and on the message board at the clubhouse. More information will be printed in the Prestonwood Press.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – President Brown advised that the Board has reviewed the budget and Consumer Price Index and has determined that the assessment will remain at \$578.00 for 2010.

There being no further business to come before the Board, a motion was made to adjourn at 8:09 p.m.



THE BOARD OF DIRECTORS OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS REGULAR MEETING ON THURSDAY, DECEMBER 3, 2009, AT 7:00 P.M. AT 8200 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Chuck Brown; Vice President Jon Hancock; Director Joe Ems; Treasurer Dottie Reading; Director Richard Hixon; Secretary Alan Massey and, Director Gloria Goodwin. Absent member was Director Michael Halpin. Sherri Carey, High Sierra Management representative was also present.

CALL TO ORDER/ADOPTION OF AGENDA/APPROVAL OF MINUTES – The meeting was called to order at 7:08 p.m. and the agenda was adopted as written. The minutes of the November 5, 2009 meeting were presented to the Board for review. A motion to accept the minutes as written was made by Secretary Massey and seconded by Director Ems and unanimously carried by the Board of Directors.

CONSTABLE'S REPORT – Deputy Roberts was on medical leave and Sgt. Rodrigue was present to present the patrol report.

Treasurer Reading provided information as to why Deputy Roberts was on medical leave and who is presently covering the patrol. Treasurer Reading stressed the importance of residents contacting the Constable for any suspicious activity, especially since Deputy Roberts is off duty and substitute officers are covering her shifts.

FINANCIAL REPORT – Treasurer Reading presented the November 30, 2009 financial report and advised the Association is currently 98% collected for 2009 dues and ongoing collection efforts. The membership was also advised of the current number of homeowners prepaying the 2010 dues.

Treasurer Reading advised the 2010 budget will be posted on the website after January 1, 2010 for homeowner review. She also pointed out several major repair and maintenance projects that are ongoing to update the facilities.

ANNOUNCEMENTS – President Brown advised that the Glee Club from Cy Falls High School contacted him about doing a fundraiser during the Nite of Lights. President Brown advised the group to make their request in writing and he would present such to the Board for review.

HOMEOWNER FORUM

No homeowner questions or comments at this time.

COMMITTEE REPORTS

TENNIS – President Brown advised that bids are being sought for resurfacing the courts and painting and repair of the light poles at the back court.

CLUBHOUSE – Secretary Massey advised of many interested prospects for rentals. Secretary Massey also advised that he and Director Ems decorated the clubhouse to add to the Nite of Lights festivities.

Secretary Massey advised that Prince of Peace Church Choir requested permission to sing holiday carols in front on the clubhouse on the first Nite of Lights to benefit the community and perform for guests, as they are also renting the clubhouse that evening. Secretary Massey approved the request.

POOLS – Director Hixon advised the membership of many repairs and improvements being completed in the pool facilities.

Director Hixon advised that bids for pool management service were sought and 7 of the 8 companies solicited provided bids for service. The bids will be reviewed by the Board and a contractor chosen prior to the current contract ending December 31, 2009.

LANDSCAPE – Director Goodwin advised that revisions are currently being made to the current landscape contract to ensure cost efficiency and that all service areas are being maintained.

WASTE COLLECTION/PEST CONTROL – Vice President Hancock advised that mosquito fogging is completed for the year.

DEED RESTRICTIONS – Director Ems advised that several homes are being discussed in Executive Session for possible legal action to correct ongoing violations.

SECURITY – Treasurer Reading advised that the 2010 Constable Patrol contract has been received and is within budget.

Treasurer Reading advised she wrote a letter to Mrs. Lanier concerning the issues regarding the Lanier Holiday party and the parking problems it causes the community. Mrs. Lanier has responded and Treasurer Reading will discuss the issue further with Mrs. Lanier and report her findings. Mrs. Lanier did advise that the invitation sent to party guests did request they not park within the Prestonwood Forest community.

COMMUNICATIONS – Secretary Massey provided information as to what information can be submitted for the website to provide more communication throughout the community. Secretary Massey also advised that regular security reports are being posted on the website as a means of more timely communication.

OLD BUSINESS – No old business at this time.

NEW BUSINESS – No new business at this time.

There being no further business to come before the Board, a motion was made to adjourn at 7:34 p.m. The next general meeting will be held on January