

Prestonwood Forest Maintenance Association
Minutes of the Board of Directors' Open Meeting
February 4, 2016 at the Clubhouse

Board Members Present

Levy Bouligny, Larry Hogan, Mark White (no quorum)

Residents and Others Present

Douglas and Lillian Stoval, Steve and Chris Brunsman, Mary Wallace, Tommie Taylor, Bonnie O'Neill, Derryl York, Elaine Hancock

Officer Brent Cook and Sgt. Gheen (Pct. 4 Constables office)

Call to Order

Mr. White called the meeting to order at 7:00 PM. There not being a quorum, the meeting was opened to resident's remarks and questions.

Constable's Report

Officer Brent Cook and Sgt. Gheen presented a written report of activity in Prestonwood for January 2016.

Open Forum

Ms. O'Neil noted there was no trash pick-up as scheduled on Saturday, 1/30/16.

Ms. Wallace inquired about the status of the house at the corner of Prestonwood Forest and Cypresswood Drive.

Ms. Taylor noted that a someone had entered Devonwood Drive from Schroeder Road and broken in to a resident's vehicle. She inquired about building a fence at the cul-de-sac. The board explained that residents typically pay the cost of such fence.

Mr. York provided an update on the hike and bike trail planned along Cypress Creek.

Ms. Hancock noted she

The meeting was adjourned at 8:15 and the board remained in executive session.

Prestonwood Forest Maintenance Association
Minutes of the Board of Directors' Open Meeting
March 3, 2016 at the Clubhouse

Board Members Present

Levy Bouligny, Luis Dunavin, Jesse Green, Larry Hogan, Gloria Goodwin, Mark White

Residents and Others Present

Ray and Becky Smith, Edna Gunn, Bonnie O'Neill, Derryl York, Norma Mungon, Elaine Hancock, Pat Hicks, Kathy Penske, Alan Massey.

Officer Brent Cook and Sgt. Gheen (Pct. 4 Constables office)

Call to Order

Mr. Dunavin called the meeting to order at 7:00 PM after determining a quorum was present. The proposed agenda was adopted.

Constable's Report

Officer Brent Cook and Sgt. Gheen presented a written report of activity in Prestonwood for February 2016. They answered questions from the audience and noted there had been no significant criminal activity during the period. Sgt. Gonzales will replace Sgt. Gheen following Sgt. Gheen's promotion.

Open Forum

Ms. Hicks (block captain) and Ms. Penske of Wimbledon Drive inquired about the status of 8211 Wimbledon. The house has been vacant and neighbors have been volunteering for lawn maintenance.

Ms. Mungon inquired about fireworks restrictions.

Mr. York reported that Harris County Commissioners Court and the Harris County Parks district are moving forward with plans for a paved hike / bike trail along Cypress Creek. Eventually the trail will extend from Spring Creek Park to the Hardy Toll Road and beyond.

Mr. York discussed the progress of street repairs at Prestonwood Forest Drive and Middlebury due to a water main break. He urged residents to resist the County's efforts to shift street repair costs to MUDs and HOAs by giving priority to projects with shared funding.

The meeting was adjourned at 8:15 and the board remained in executive session.



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC., HELD ITS REGULAR MEETING ON THURSDAY, APRIL 4, 2016 AT 7 PM AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

Board Members Present

Michael Droll, Larry Hogan, Mark White

Residents and Others Present

Chris Bunsman, Tom Downey, Edna Gunn, Kathy Penske, Guadalupe Ramierez, Tommie Taylor, Mary Wallace
Officer Brent Cook and Sgt. Michael Gonzales (Pct. 4 Constables office)

Call to Order

Mr. White called the meeting to order at 7:00 PM, acknowledging there was not a quorum.

Constable's Report

Officer Brent Cook introduced his new supervisor, Sgt. Michael Gonzales. He then presented a written report of activity in Prestonwood for March 2016. They answered questions from the audience and noted there had been no significant criminal activity during the period.

Open Forum

Ms. Ramierez, as President of the Prestonwood Flyers Swim Team, presented a brief update on the status of the team. She noted there are about 50 swimmers registered.

Ms. Gunn noted the American flag provided by the Cypress Creek band should be placed nearer the entrance to the subdivision.

Ms. Bunsman noted an increase of traffic on Schroeder and Hargrave roads making egress difficult.

Ms. Penske provided an update on the home on Wimbledon owned by Wells Fargo bank.

Director's Reports

Director White reported the following:

- Bug spraying would continue three times per week.
- The pools are being prepared for a Memorial Day opening.
- Residents will be able to vote for new directors online, by signed proxy, or in person at the HOA annual meeting on May 5.

The meeting was adjourned at 8:00 pm.



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. HELD ITS 2016 ANNUAL MEETING OF MEMBERS MAY 5, 2016 AT 7:00 P.M. AT 13702 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

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CALL TO ORDER/ESTABLISHMENT OF QUORUM – The 2016 Annual Meeting of Members was called to order at 7:10 p.m. and 103 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 Steven Jackson, Vice President Luis Dunavin, Treasurer Gloria Goodwin, Director Jesse Green, Director Mark White, Director Michael Droll, Director Larry Hogan, Director Levy Bouligney. High Sierra Management representative present was Sherri Carey.

CONSTABLE REPORT

Harris County Constable Deputies presented the current patrol report and provided information regarding security in the community over the past year. 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 to three year terms. The Nominating Committee presented the following nominees to the membership prior to the meeting:

- Luis Dunavin
- Steven Jackson
- Mark White

The floor was opened for further nominations and Chad Catlett was added to the ballot. There being no further nominations, there was a motion from the floor to close nominations. Seconded and carried. The membership present was then advised of an open position expiring in 2018 vacated by Barbara Griffin, who recently relocated out of state for employment. The membership was also advised that the Board has authority to appoint a replacement to the open position but felt the effort would be better served to let the membership decide on the replacement. Due to there now being four positions on the Board to fill, a motion was made from the floor to accept the ballot of the original nominees by acclamation and appoint the remaining candidate to the open unexpired term. Seconded and unanimously approved by the membership present. Mr. Jackson, Mr.

Dunavin and Mr. White will serve terms on the Board expiring in 2019 and Mr. Catlett will serve out the existing term expiring in 2018.

FINANCIAL REPORT

The financial report for the year ending December 31, 2015 and proposed expenses and income for 2016 were presented to the membership present. General questions were answered from the floor.

BOARD OF DIRECTORS ADDRESS

The Board of Directors presented information regarding contract renewals, completed and upcoming improvements, facilities operation and maintenance, deed restriction inspections and committee involvement. General questions were answered from the floor.

There being no further business to come before the membership, the meeting was adjourned at 9:10 p.m.

THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC., HELD ITS REGULAR MEETING ON THURSDAY, JUNE 2, 2016 AT 7 PM AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: Director Gloria Goodwin, Secretary Jesse Green, Director Chad Catlett, Director Michael Droll, and Director Mark White. President Steve Jackson, Treasurer Levy Bouligny, Director Luis Dunavin, Director Larry Hogan and Sherri Carey, High Sierra Management representative were not present.

RESIDENTS AND OTHERS PRESENT - Edna Gunn, Bonnie Oneill, Derryl York, Kathy Penske, Sharon Dunfey, Donny Hicks, Brian Baylis and Constable Cook and Sgt. Gonzales.

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

CONSTABLE'S REPORT - Constable Cook reminded attendees of the danger of flooded streets, Turn around and Don't drown. He then presented the May 2016 Contact Activity Statistical report and addressed questions from the membership. Constable Cook reported the following

Animal / Aggressive:

7500 block of Fernbrook Ln, near POOL II - Reportee stated his daughter was bitten by a dog that was running free. Animal control was notified and owner of dog was issued a citation.

Burglary of Motor Vehicle:

8100 block of Glencliffe Ln - Unknown suspect stole tires off of vehicle in the driveway and forced entry to front driver's door and stole items from within the vehicle.

Criminal mischief:

8100 block of Brinkworth Ln - Reportee stated unknown suspect(s) placed sugar into the gas tank of his vehicle that was parked inside of his secured garage. Reportee stated he knows sugar is in his fuel tank due to placing a hose into it and when he pulled the hose out there was sugar on it.

Family Disturbance:

8200 block of Brinkworth Ln – Two family members were involved in a verbal altercation at family dwelling that escalated into physical contact. Charges were declined by DA. Family members were separated.

60 other calls were noted and a full May 2015 Contact Activity Statistical report can be viewed on the www.prestonwoodforestonline.com website.

FINANCIAL REPORT – Director Gloria Goodwin, in the absence of Treasurer Bouligny, reports that 91% of 2016 assessments for the Association are collected. The 2015 Audit has been completed and on the next executive Board agenda for approval then posted on www.prestonwoodforestonline.com.

ANNOUNCEMENTS –

Director White announce the contribution from the MUD of \$2,500 for the 4th of July event to pay for the hotdogs and sodas and thanked Derryl York.

HOMEOWNER FORUM – Edna Gunn noted the American flag provided by the Cypress Creek band should be placed nearer the entrance to the subdivision. Bonnie Oneill Asked about the pool tags and concern about neighbor not receiving theirs. Director White explained the new access cards and process. Sharon Dunfey inquired about the possibility of beautifying the perimeter of the neighborhood along Cypresswood, from Prestonwood Forrest to Schroder. Fences are not very appealing and asked about possibly planting Oleander plants along the fence line. The quorum all



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC., HELD ITS REGULAR MEETING ON THURSDAY, JULY 7, 2016 AT 7 PM AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Steve Jackson, Vice-President Gloria Goodwin, Treasurer Levy Bouligny, Secretary Jesse Green, Director Larry Hogan and Director Mark White. Director Chad Catlett, Director Luis Dunavin, Director Michael Droll, and Sherri Carey, High Sierra Management representative were not present.

RESIDENTS AND OTHERS PRESENT - Edna Gunn, Bonnie Oneill, Derryl York, Kathy Penske, Brian Baylis, Marvin Lash and CPL Cook and Sgt. Gonzales.

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

CONSTABLE'S REPORT - CPL Cook presented the June 2016 Contact Activity Statistical report and addressed questions from the membership. CPL Cook reported the following

Burglary of Habitation:

8100 block of Brinkworth Ln - Reportee stated unknown suspect(s) gained entry into his unsecured garage and stole items. No suspect or vehicle description.

Telephone Harassment:

8200 block of Roebourne Ln – Reportee stated unknown suspect(s) called the reportee's landline phone number requesting to make an appointment for a "message". No suspect or vehicle description.

Thief of Residence:

8100 block of Brinkworth Ln - Reportee stated he believes a family member who lives at location, off and on, has stolen two of his watches.

57 other calls were noted and a full June 2015 Contact Activity Statistical report can be viewed on the www.prestonwoodforestonline.com website.

FINANCIAL REPORT – Nothing new reported. The 2015 Audit has been completed and on the next executive Board agenda for approval then posted on www.prestonwoodforestonline.com.

ANNOUNCEMENTS –

Director White spoke about the 4th of July event. 800 Hotdogs were served to residents and guest. Thanked the Prestonwood Utility District for underwriting the "Picnic in the Park". Thanked Pam and Bub Hughes for generously donating the flags placed in front of the 786 Prestonwood Homes. Thanks to Bonnie and Pat O'Neill and the many block captains for distributing the flags.

Director Hogan gave an update on the success of the Prestonwood Flyers swim team and their season. They had 70 swimmers this year.

HOMEOWNER FORUM –Marvin Lash thank the board members for all of the work that is done for the community. Kathy Penske and Brian Baylis asked about the update of the troubled property on their street. Also inquired about the DEED Restriction process about boats parked in the neighborhood. Director Bouligny explained the process. Kathy

asked if there has been an update of beautifying the perimeter of the neighborhood along Cypresswood, from Prestonwood Forrest to Schroder. Fences are not very appealing and asked about possibly planting Oleander plants along the fence line. Directors agreed to look to discuss it at the next Executive Board meeting and find about any restrictions. Derryl York gave an update about the Park & Trails works being done by Precinct 4 Parks. A bridge has been approved to build across the creek to gain access to the new bike trails.

COMMITTEE REPORTS:

TENNIS – Director Hogan gave an update and information about upcoming leagues.

CLUBHOUSE - Secretary Green updated on rentals of the clubhouse.

POOLS – Director White gave update on the process for the new access cards. 370 access cards have been requested and mailed

LANDSCAPE - Nothing new to report.

TRASH REMOVAL/PEST CONTROL – Director White gave update on trash. Secretary Green updated on Pest Control has mosquito spraying going on 4 times a week.

DEED RESTRICTIONS - Treasurer Levy Bouligny went over the Deed Restrictions and processes.

SECURITY – Director Goodwin gave brief security update and reminded residents to call Precinct 4 on anything suspicious in the neighborhood.

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

There was no further business to come before the Board, a motion was made to adjourn at 8:00 pm. The next meeting was set for August 4th, 2016 beginning at 7:00pm.

APPROVED _____ *Jesse Green* _____ DATE July 7th



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC., HELD ITS REGULAR MEETING ON THURSDAY, August 4, 2016 AT 7 PM AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Steve Jackson, Vice-President Gloria Goodwin, Treasurer Levy Bouligny, Secretary Jesse Green, Director Larry Hogan, Director Mark White and Director Chad Catlett. Director Luis Dunavin, Director Michael Droll, and Sherri Carey, High Sierra Management representative were not present.

RESIDENTS AND OTHERS PRESENT - Edna Gunn, Bonnie O’Neill, Kathy Penske, Pat Hicks, Larry Hildebrand, Guadalupe Ramirez and CPL Cook.

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

CONSTABLE’S REPORT - CPL Cook presented the July 2016 Contact Activity Statistical report and addressed questions from the membership. CPL Cook reported the following:

FSGI:

700 block of Wycomb Ln - Unknown person struck reportee’s vehicle that was parked on the public roadway in front of his family dwelling and fled the scene without providing their information.

Burglary of Motor Vehicle:

8100 block of Glencliffe Ln - Unknown suspect stole tires off of vehicle in the driveway and forced entry to front driver’s door and stole items from within the vehicle.

Disturbance Family:

8800 block of Schaffer Ln – Reportee stated she and her husband got into a verbal altercation.

7600 block of Bideford Ln – Reportee stated he had a verbal altercation with his step-son that led into a physical altercation. ADA was contacted who declined charges.

Vehicle Abandoned:

8200 Devonwood Ln – Vehicle was left abandoned on the public roadway and was towed after it was marked (Orange Sticker/48 hour notice) and never moved.

8100 Collshire Ln – Unattended, running vehicle was towed from the public roadway. Vehicle did not come back stolen in NCIC/TCIC data base.

50 other calls were noted and a full July 2016 Contact Activity Statistical report can be viewed on the www.prestonwoodforestonline.com website.

FINANCIAL REPORT – 96% of 2016 assessments for the Association are collected.

ANNOUNCEMENTS – No new announcements residents left prior to discussing.

HOMEOWNER FORUM – Edna Gunn likes new landscaping by monument but worried plants in front of the lights could up and block lighting. Also asked about the blue wood pallets with trash cans in front of home on Prestonwood Forrest. Bonnie O’Neill asked about the limbs that are on the corner of Prestonwood and Ravenhurst. Director Bouligny



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC., HELD ITS REGULAR MEETING ON THURSDAY, September 1, 2016 AT 7 PM AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: , Vice-President Gloria Goodwin, Treasurer Levy Bouligny, Secretary Jesse Green, Director Larry Hogan, Director Mark White, Director Luis Dunavin, Director Chad Catlett and Sherri Carey, High Sierra Management representative. President Steve Jackson, and Director Michael Droll were not present.

RESIDENTS AND OTHERS PRESENT - Edna Gunn, Bonnie O’Neill, Mary Wallace, Chris Brunzman, Elaine Hancock, Norma Mungen, Kathy Penske, Pat Hicks, Brian Baylis, Marla Wilson and CPL Cook.

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

CONSTABLE’S REPORT - CPL Cook presented the August 2016 Contact Activity Statistical report and addressed questions from the membership. CPL Cook reported the following:

Burglary of Motor Vehicle:

8200 block of Birchglen Ln - Unknown person made entry into complainant’s unsecured vehicle that was legally parked in the driveway of family dwelling and stole items (work tools). Complainant stated incident took place early in the morning hours. No description of suspect(s) or of suspect’s vehicle.

Home Invasion:

14000 Burke Forest Dr – Reportee stated an unknown white male wearing a blue hoodie had forced himself into her family dwelling while she was coming back inside from the back yard. Reportee stated unknown male made reportee empty her purse and took \$16 dollars in cash, along with her prescription medication. Reportee stated suspect made her open drawers in the kitchen of family dwelling looking for more prescription medications, but was not able to locate any more. Suspect fled the scene in unknown direction of travel. No injuries.

52 total calls were noted and a full August 2016 Contact Activity Statistical report can be viewed on the www.prestonwoodforestonline.com website.

FINANCIAL REPORT – Given by Sherri Carey of High Sierra Management, 98% of 2016 assessments for the Association are collected.

ANNOUNCEMENTS – Director White gave information on the Fall Festival date of Oct 1st. Also went over the need for a committee organization for the Nite of Lites.

Sherrie Carey of High Sierra Management announced Town Hall meeting Oct 6th with Harris County Flood Control District for Prestonwood Forest residents only.

Vice President Goodwin announced that Prestonwood Forest was awarded CARES award.

HOMEOWNER FORUM – Edna Gunn and Bonnie O’Neill are working on the Prestonwood Forest directory. Mary Wallace voiced concerned about debris and dead tree on Ravenhurst. Pat Hicks asked about the home on Wimbledon Lane. Sherri Carey explained board is doing everything they can.

COMMITTEE REPORTS:



THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC., HELD ITS REGULAR MEETING ON THURSDAY, NOVEMBER 3, 2016 AT 7 PM AT 13800 PRESTONWOOD FOREST DR., HOUSTON, TEXAS.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present: President Steve Jackson, Vice-President Gloria Goodwin, Secretary Jesse Green, Director Larry Hogan, Director Mark White and Director Chad Catlett. Treasurer Levy Bouligny, Director Luis Dunavin and Director Michael Droll were not present.

RESIDENTS AND OTHERS PRESENT - Edna Gunn, Bonnie O’Neill, Tommie Taylor, Caren Green and CPL Cook.

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

CONSTABLE’S REPORT - CPL Cook presented the October 2016 Contact Activity Statistical report and addressed questions from the membership. CPL Cook reported the following:

Assault:

14000 block of Prestonwood Forrest Dr - Known elderly female assaulted 17 YOA female due to juvenile’s dog defecated on her lawn. Parents of juvenile stated a neighborhood resident assaulted their 17 YOA daughter while she was walking the family dog. Parents declined to press charges on elderly female.

Theft of Resident:

7400 Bairnsdale Ln – Reportee stated known family members, who do not live at location, took items from her family dwelling while she was away.

62 total calls were noted and a full August 2016 Contact Activity Statistical report can be viewed on the www.prestonwoodforestonline.com website.

FINANCIAL REPORT – No update given.

ANNOUNCEMENTS – Director White gave update on the Nite of Lites and gave brief update from the Town Hall Meeting with HCFC on October 6th.

HOMEOWNER FORUM – Edna Gunn and Bonnie O’Neill are working on the Prestonwood Forest directory.

COMMITTEE REPORTS:

TENNIS – Director Hogan gave update about leagues.

CLUBHOUSE – Secretary Green gave update on current rentals.

POOLS – Director White gave update on the pool being out to bid for a new maintenance contract.

LANDSCAPE – Secretary Green gave update on Christmas decorations for entrances and clubhouse.

TRASH REMOVAL/PEST CONTROL – Director Catlett gave update on new bids for trash collection. Secretary Green gave update on pest control and spraying 2 times a week.

DEED RESTRICTIONS – Secretary Green gave update.

SECURITY – No additional news other than the constable report.

