

**Colony Creek Village Community Association, Inc.
Annual Meeting Minutes**

April 23, 2009

Pursuant to Article III, Section 1 of the Bylaws of the Colony Creek Village Association, Inc. an Annual Meeting of the membership was duly called and held on April 23, 2009 at the Colony Creek Village Community Clubhouse, located at 17102 Colony Creek Dr., Spring, TX 77379.

IN ATTENDANCE

In attendance representing the Colony Creek Village Community Association Board of Directors was Danny Woods, Dave Hochstaetter, Michelle Roddy, Royce Deveny and Lindsey Jungers-Hoffman. Also in attendance were Jennifer Roberson and Darrell Roberson with Spectrum Association Management, along with the ten (10) residents signed in on the voting roll and 121 homeowner's proxies.

CALL TO ORDER

With a quorum of the membership present in person or by proxy, the annual meeting of the membership was called to order at 7:02 p.m. by President Danny Woods.

Director Woods presented proof of the annual meeting notice being sent to the membership and introduced all members of the Board as well as the Spectrum representatives to the membership.

APPROVAL OF PREVIOUS MEETING MINUTES

The membership was provided a copy of the 2008 Annual meeting minutes to review. Director Roddy read the meeting minutes A motion was made and seconded unanimously approving the 2008 annual meeting minutes as presented.

FINANCIAL REPORT

Director Deveny went over the 2008 Budget, 2008 Actual Expenses as of December 31, 2008, the Approved 2009 Budget for the community. Specific emphasis was given to those line items that took up the most significant portion of the budget (i.e.: landscaping, electricity, streetlight electric, security patrol and pool management) Questions were taken from the floor with regards to the difference between electricity and streetlight electric and why the rate for streetlight electric was so much higher. Members were advised that the streetlights are much higher since they are not metered the rate is also significantly higher than a regular residential rate therefore contributing the higher expense. Electricity was notes as items such as power for the clubhouse, pool water pumps and irrigation meters and timers. Homeowners also inquired into the allocation of some items that went over budget in 2008 but did not have their line items increased for 2009. The Board explained that many of the line items that went over budget for 2008 were due to Hurricane Ike and were unforeseen. The items were not increased for 2009 since the anticipation of another storm with such magnitude was not likely.

The membership was given an update on the status of the association's current assets. The homeowners were provided with the association's current listing of assets as of December 31, 2008 and also for March 31, 2009.

ELECTION OF BOARD MEMBERS

Director Woods opened the floor to the membership for nominations. No nominations were made from the floor. By acclamation, Director Woods and Roddy were both re-elected for their positions on their Board.

COMMUNITY UPDATES

Director Hochstaetter provided the membership with updates on 2008 projects. 2008 projects included the completion of the community tax exemption work which would be providing the community \$22,000 in reimbursed sales taxes paid over time. The flooding of the clubhouse area has also been addressed since the Louetta North PUD put in a swell that has been proven to keep the area behind the clubhouse from flooding and therefore keeping the clubhouse safe from any further damage since the last issues with IKE. The membership was also advised that in 2008, the community switched attorneys as Olsen was no longer going to be working with Association's. Current attorney is Holt&Young. The membership was advised of the completion of the walking track project that was an estimated \$60,000 but will have end up costing the association approximately half as the Louetta North PUD will be reimbursing half that amount. In 2008, Director Lindsey Jungers-Hoffman also became a member of the Board and Director Deveny informed the members of the YOM project that was beginning due to various landscape improvements that have already, and will be, occurring around the community.

NEW BUSINESS

Director Woods discussed the pending legislation proposed by Representative Solomon and the potential for serious adverse repercussions for HOA's if these bills are passed. The members were advised to contact their representatives and ask them to oppose these bills. Information on the bills would be posted on the community website for homeowners to review and educate themselves on prior to contacting their representatives.

QUESTION AND ANSWER

Members were provided the opportunity to ask questions in regards to issues or concerns they may have of the association. Homeowners inquired into the prevalence of community inspections as well as if the trashcans were a common issue. Homeowners were advised that trashcans were very common issue. Director Woods stated that so long as the trashcans were on the side and there was an attempt to obscure them and weren't on the driveway, he didn't have a problem with them. A homeowner suggested putting information about putting away the trashcans in the newsletter so owners can see it. Director Deveny has been writing a column titled "Trash Talk" where similar issues are discussed. A homeowner inquired into the limits for parking near stop signs. Deputy Miller advised the membership that residents were allowed to park within 30 ft. of stop signs and had to be parked within 18 in. of the curb in order to be considered parked legally. Other security updates provided by Deputy Miller were in regards to the past few break-ins for vehicles. In both cases, the cars were left unlocked so Deputy Miller advised owners to lock their cars and roll up their windows in all instances as well as their

houses. Concern over the speeding and running of the stop signs in the community, of particular emphasis on Driftstone and Colony Creek Dr. Homeowners were advised of the petition that was circulated in the newsletter and posted at pool pass sign ups for having speed limits signs of 20mph posted. Not enough residents signed up so far so the residents were asked to help out and try and get more participation to get more signatures. Two (2) homeowners volunteered to take the sign in in their spare time to get more signatures. Questions in regards to ACC approval were also discussed in relation to some items that are pre-existing in the community as well as questions on what warrants the need for an ACC approval. Director Woods advised homeowners that any exterior changes to their residence should have a form submitted even for items such as gutters and painting the same color. Homeowners were advised that the ACC Request form is available on Spectrum's website. A question was posed in regards to what the coverage was for the security guards. Director Woods provided an explanation to the membership that indicated that Colony Creek has approximately 36 hours of security coverage in a week since 3 deputies cover 4 neighboring communities. A final concern of the membership was presented in relation to the marketing papers that are distributed by the Houston Chronicle. The papers are, more often than not, thrown into the street and can accumulate for residents that are out of town or disabled and unable to pick them up everyday. A homeowner recommends contacting our attorney and having them send correspondence to the distributors of these papers telling them to cease the distribution. The Board is in agreement of this as a course of action to try and reduce or eliminate the distribution of these papers.

ADJOURNMENT

With no further business to come before the general membership, a motion was made, seconded and unanimously approved, adjourning the annual meeting at 8:30 pm.

Authorized Signer Jennifer Roberson
Colony Creek Village Community Association, Inc. Recording Managing Agent