

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

March 5, 2009

Pursuant to Article VI, Section 1 of the Bylaws of the Colony Creek Village Association, Inc. a Regular Meeting of the Board of Directors was duly called and held on March 5, 2009 at the Colony Creek Village Clubhouse located at 17102 Colony Creek Dr.

IN ATTENDANCE

In attendance representing the Colony Creek Village Board of Directors were Danny Woods, Michelle Roddy, Royce Deveny, Dave Hochstaetter and Lindsey Jungers. Also in attendance was Jennifer Roberson with Spectrum Association Management.

CALL TO ORDER

With a quorum of Board members present the meeting was called to order for the open session at 6:32 p.m.

OPEN SESSION

The membership was provided the opportunity to make inquires of the Board. Questions were posed in regards to the removal of the basketball goal. The goal was removed due to the continued issue of trash in the area and the general lack of respect while occupying the area. Various individuals (kids) attended the meeting solely for this discussion and a compromise was reached that the Board would receive a minimum of 12 letters from the parents of those kids using the park, that at least one parent would be out daily to ensure the area was cleaned after use. If this was achieved, the goal would go back up May 1st. Other matters brought to the Board were the matter of trashcans being left out in front of houses, cars parked in the street and loud music from cars. Homeowners were informed to report any addresses with notable violations occurring to either the Association's website or to Spectrum's site. The matter of the parked cars and loud music was noted as being harder to address since it is not illegal for cars to park in the street and cars with loud music come and go too quickly for authorities to catch. Homeowners were provided information on the March 28th Eggstravaganza for Grades 5 and under. Additional reminders were provided for the first session of pool pass distribution which will be the same day as the Eggstravaganza from 9-2pm. Additional days are posted on the Association's website. As a reminder, the members were informed that there would be no member meeting for the month of May since the community Annual Meeting is scheduled for April 23, 2009.

The general membership was dismissed at 7:17pm and Scout Sam Sexton met with the Board to discuss a community project for a badge. The project proposal was approved and signed.

EXECUTIVE SESSION

The executive session was called to order at 7:36pm.

COMMITTEE REPORTS

ACC- No report

Website- Sherriff's report has been added to the community website. Once the final corrections have been made to the clubhouse reservation form, the information will be posted on the website for homeowner access.

Newsletter- Newsletter will be distributed in the next week.

Marquees- Punctuation is scheduled for delivery for March 6, 2009 to Michelle Roddy. Repairs to the marquees should begin next week (i.e.: re-keying locks to match and plexi-glass resizing).

Landscaping- Additional landscaping was discussed for main entrances, and surrounding the new park area. Additional discussion in regards to fire ants was had. It was determined that Cypress Creek Pest Control should not handle any matters for fire ants since the landscapers are supposed to handle this matter.

Pool- No report

Clubhouse- reservation form was submitted with corrections needing to be made. Form will be posted online for homeowner access. Currently, bids have been obtained for mold remediation with LBJ Services having the best bid price for cleaning mold and then replacing the wall paneling. Flooring samples will be reviewed Monday, March 9th in order to decide between tile or carpet.

Security- No report

PREVIOUS MEETING MINUTES

A motion was passed and unanimously carried to approve the previous meeting minutes from February 5th, 2009.

NEW BUSINESS

Financials – The Board reviewed the community preliminary financial report from CIA Services ending February 1, 2009 as well as the Final January financial report submitted by CIA. Spectrum's financial report will be available in the next week for the Board's review for February. The Board is in agreement that CPA Johse will complete the 2007 audit and additional bids should be obtained for the 2008 audit.

The financials submitted were tabled pending proper verification of financial position through and audit and the distribution of Spectrum's financial report.

Legal Report – The Board was present with the January legal report indicating current statuses of homeowners currently in legal.

Violation Report- The Board was presented with the deed restriction report as compiled by Spectrum. The Board discussed the concern over the amount of violations present in the report as Directors Hochstaetter and Deveny participated in the drive and felt that there were more violations. Director Deveny inquired on the possibility of walking the community during inspections as opposed to driving in order to better see violations. The Board was informed that employees would not walk the community. Other matters noted was the lack of a plan for

completing the first inspection (i.e.: no map). Director Deveny stated he would participate in the next inspection to help ensure all areas are being addressed.

OTHER BUSINESS

[REDACTED]

Projects-

- Remediation of Clubhouse Mold- previously discussed
 - New adjuster report was reviewed, for prices allowed by the insurance company
- Rebuilding Clubhouse walls- previously discussed
- Sidewalk on Colony Creek- tabled
- Marquee punctuation order- previously discussed
- Parking Lot Re-Striping- 3 bids were provided for review, LBJ Services bid for re-striping was approved

Miscellaneous-

- Britton Bros. Formal Complaint- Paid vendor for services only to have the work not be completed resulting in the association having to hire a different contractor to complete the work. No letter was drafted, a formal complaint must be filed since [REDACTED] failed to move forward on handling this matter. Possible filing of a formal complaint against [REDACTED] may be necessary for their role in the transaction.
- Insurance adjuster report- previously discussed
- 2009 Annual Meeting- Board handles the meeting with each member speaking for their section. Financials will be prepared for the membership to review with the indication that the information presented is pending an audit.
 - 2 open Director seats will be available for election at next meeting (Directors Roddy and Woods)

NEXT MEETING DATE

The next Board meeting date was set for April 2nd, 2009.

ADJOURNMENT

With no further business to come before the Board, a motion was made and carried, adjourning the regular meeting at 8:52pm.

Colony Creek Village C.A., Inc. Jennifer Roberson, Managing Agent