

MAJESTIC OAKS H.O.A.  
BOARD OF DIRECTORS  
MINUTES OF MEETING  
APRIL 22, 2008

The Board of Directors of Majestic Oaks H.O.A. met on Tuesday, April 22, 2008, at 7:00 PM at 17111 Old Louetta Road, Houston, Texas. Board members present were Dan Bil, Ramona Boebinger, Laura McHenry, and Roger Yardley. Lynn Wunningham was absent due to a funeral. Also in attendance was the association manager, Sara Hornbrook, GTM Management. Four residents also attended the meeting.

The minutes of the March 25, 2008, board meeting were reviewed. Ramona Boebinger made a motion to accept the minutes as written. Laura McHenry seconded the motion and it was passed unanimously.

The financial information for March was reviewed. The balances as of March 31, 2008, were as follows: Amegy Bank Pool Loan account \$14,842.32; Bank of America Operating account \$77,627.16; Bank of America Reserve account \$9,087.65; Amegy Bank Reserve Certificate of Deposit \$60,402.39; and First Community Credit Union Operating Certificate of Deposit \$75,609.13.

The manager's report was reviewed. The deed restriction report was reviewed and discussed.

OLD BUSINESS

The Board discussed the bid obtained last fall from Tomball Tree Service for work to be done in the Luxembourg Park. The bid included removal of dead limbs, raising and thinning the canopies of the deciduous trees, removing some lower limbs from four pine trees, remove one pine tree due to crowding, remove seven deciduous trees due to crowding and grinding all the stumps for a total price of \$4,630. Ramona Boebinger pointed out that the work was not required but was cosmetic in nature. Laura McHenry made a motion to not perform the work. Roger Yardley seconded the motion and it was passed unanimously.

The Board discussed an item tabled from a prior meeting concerning rewarding the volunteers within the community. Laura McHenry made a motion to allocate \$25.00 from the Community Activities budget for a gift certificate to be awarded via a drawing from the volunteer names with the winner to be announced at the annual meeting. Roger Yardley seconded the motion and it was passed unanimously.

The Board discussed an item tabled from a prior meeting concerning the mulching of all the beds and tree saucers. EarthCare had done some mulching on their own without being asked to do so. Ramona Boebinger made a motion to take no action for further mulching. Laura McHenry seconded the motion and it was passed unanimously.

The Board discussed an item tabled from a prior meeting concerning the CPA engagement letter for the 2007 tax return and financial statements. Ramona Boebinger indicated that she had emailed the CPA with some questions and was waiting for a response. The manager was asked to table this item to the May meeting.

NEW BUSINESS

An owner requested via a voice mail message left with the manager that the Association clear the vacant lot next to their home. After discussion, Roger Yardley volunteered to talk with the owner in person. The manager was asked to table this item of business to the May meeting.

OTHER BUSINESS

The manager presented the Board with an invoice from Trim Electric in the amount of \$200.56. The manager indicated that she had provided Trim Electric with a list of the work she expected them to perform during their service call and had been asked to review the work with a project manager prior to the service call. The manager advised that she had reviewed the work list with Jason, a project manager, so was quite surprised when the electrician arrived for the scheduled service call with no plans to perform the work due to another job that he was expected at. The electrician did determine why the lights on the two buildings were not coming on but performed no repairs and indicated that he would have the office submit a proposal for the cost of installing wiring for the new hand dryers. The proposal for the cost of installing the wiring for the new hand dryers and mounting the dryers on the wall had been emailed to the manager and quoted at \$938. After discussion, Ramona Boebinger made a motion to not authorize payment of the invoice for the service call and to return the new hand dryers to the supplier for a refund and continue using paper towels. Laura McHenry seconded the motion and it was passed unanimously. The manager agreed to talk to Trim Electric about the repair of the lights on the buildings and ask for an accommodation on the invoice for the service call.

The Board and manager discussed distribution of the replacement pool cards. A number of ideas were offered and the decision was made to place this on the May meeting agenda.

The Board discussed replacing the three trash cans at the pool. Laura McHenry made a motion to purchase one larger, sturdier can with an attached lid. Roger Yardley seconded the motion and it was passed unanimously.

The Board discussed venting the pool pump house to reduce the heat in the room thus prolonging the life of the pumps. Laura McHenry made a motion to authorize Roger Yardley to procure and install the appropriate sized, louvered vents to be inserted into the wall of the pump room at a cost not to exceed \$500. Dan Bil seconded the motion and it was passed unanimously.

The Board discussed the repairs needed to the four foot wrought iron fencing in the Luxembourg Park. Roger Yardley offered to write specifications to be used to obtain bids.

The Board discussed alternate power providers for the electric meters in use in the community. Quotes had been obtained last year and needed to be updated. The manager was asked to place this item on the May meeting agenda. In addition the Board discussed removing the inactive meter on the esplanade.

An owner in attendance, Lyn Sutton, asked about the old electric conduit at the Hollow Rock Park. Ramona Boebinger advised that the power had been turned off and the meter had been pulled. Mr. Sutton offered to dig down six inches, cut the metal conduit, and refill the hole and was given permission to do this but was asked to verify for his own safety that the line was dead before he performed the work.

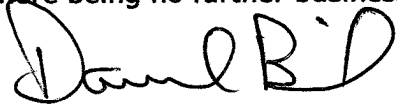
Laura McHenry advised that the toilet paper holders at the pool needed to be replaced. After discussion, Laura McHenry made a motion that she would purchase three toilet paper holders and two paper towel holders with the cost not to exceed \$300 and to incorporate the prior motion concerning the trash can into this price. Roger Yardley seconded the motion and it was passed unanimously.

The manager was advised that the maid service previously hired had not begun cleaning the pool rest rooms on Friday as contracted. The manager agreed to contact the maid service for an explanation.

Laura McHenry indicated that the most recent newsletter was very poorly organized by the publisher, SW Graphics, with missing pages and partial stories. The Board asked that the neighborhood editor, Brenda Njock, be asked to attend the next meeting to discuss the newsletter's publisher and review future plans.

An owner in attendance, Margaret Montgomery, asked why the Association did not put up any Christmas decorations. The manager advised that after the decorations had been stolen three years in a row, the decision had been made to stop purchasing them. Several ideas were offered about how to secure the decorations to the monument signs and Mrs. Montgomery volunteered to participate in holiday decorating solutions. The manager was asked to place this item on the September meeting agenda.

There being no further business, the meeting was adjourned at 9:00 PM.

A handwritten signature in black ink, appearing to read "Daniel Bil". The signature is written in a cursive, somewhat stylized font.

Daniel Bil, Secretary