

MAJESTIC OAKS H.O.A.
BOARD OF DIRECTORS
MINUTES OF MEETING
MARCH 25, 2008

The Board of Directors of Majestic Oaks H.O.A. met on Tuesday, March 25, 2008, at 7:00 PM at 15802 Champion Forest Drive, Houston, Texas. Board members present were Ramona Boebinger, Laura McHenry, Lynn Winningham and Roger Yardley. Dan Bil was absent due to illness. Also in attendance was the association manager, Sara Hornbrook, GTM Management.

Kimberly and Thomas Palmer, the owners of 16103 Hollow Rock, were present to discuss with the Board an unapproved change to the property. The owners have painted the brick in an attempt to cover spray painted graffiti. As new owners, they indicated that they had received the governing documents but had not read them completely and had not submitted an Architectural Control Committee application prior to painting the brick. Once the application was reviewed by the Committee, the request to paint the brick was denied. After discussion, the Board indicated that they would review the owner's request to leave the painted brick and contact them via a letter with their decision. Mr. & Mrs. Palmer left the meeting at this point.

Hector Cordova, the owner of 9610 Rodgers Road, was present to discuss with the Board the series of letters sent concerning the status of the appearance of the property. After his discussion with the Board, Mr. Cordova left the meeting.

The minutes of the January 22, 2008, board meeting were reviewed. Ramona Boebinger made a motion to accept the minutes as written. Lynn Winningham seconded the motion and it was passed.

The minutes of the February 26, 2008, board meeting were reviewed. Laura McHenry made a motion to accept the minutes as written. Lynn Winningham seconded the motion and it was passed.

The financial information for February was reviewed. The balances as of February 29, 2008, were as follows: Amegy Bank Pool Loan account \$16,476.36; Bank of America Operating account \$79,784.44; Bank of America Reserve account \$9,085.34; Amegy Bank Reserve Certificate of Deposit \$60,000; and First Community Credit Union Operating Certificate of Deposit \$75,000. The accounts receivable were reviewed and discussed. As of February 29, 2008, \$39,621.13 remained uncollected. The manager asked the Board about referring a property owned by a bank to the attorney for collection action. Roger Yardley made a motion to refer the property to the attorney for a demand letter. Ramona Boebinger seconded the motion and it was passed unanimously.

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

OLD BUSINESS

The Board discussed the painted brick at 16103 Hollow Rock. The Architectural Control Committee had notified the owner that they painted brick was not approved. Roger Yardley made a motion to uphold the Architectural Control Committee decision and require the owner to restore the brick to its original condition. Ramona Boebinger seconded the motion and it was passed with Laura McHenry voting against.

The Board discussed the deed restriction problem with the yard at 9610 Rodgers Road. The manager advised that the beds had been weeded, the dead plants removed and new plant material installed so the problem was resolved. The Board took no action.

Laura McHenry asked the Board to pay an additional \$200.00 to Keith Winningham for the power washing at the pool. In addition to the rest room ceilings and walls, Mr. Winningham power washed the decking at the pool resulting in a much improved appearance. Laura McHenry made a motion to pay an additional \$200.00 to Keith Winningham for power washing. Ramona Boebinger seconded the motion and it was passed with Lynn Winningham abstaining.

The Board was asked to ratify a vote taken by email to hire Milton Frank Plumbing to install new fixtures at the pool rest rooms. Dan Bil, Ramona Boebinger, and Laura McHenry had agreed via email to accept the Milton Frank Plumbing proposal. Roger Yardley requested a discussion of this vote but the Chair would not recognize his request and offered discussion in the Other Business portion of the meeting after the vote was taken. Ramona Boebinger made a motion to ratify the vote. Laura McHenry seconded the motion and it was passed with Roger Yardley opposed with prejudice because he was not permitted discussion.

The Board discussed hiring a maid service to clean the pool rest rooms each Friday during April and May (until Memorial Day weekend). Laura McHenry made a motion to hire Merry Maids at \$75.00 per visit with the first visit to be billed at \$128.70. Ramona Boebinger seconded the motion and it was passed unanimously.

NEW BUSINESS

The manager advised that she had received an email from an owner asking the Board to consider not paying for maintenance on the Cutten Road esplanade from Louetta until the first home in the subdivision and to move the entrance sign up to the actual start of the subdivision. Roger Yardley made a motion to continue to maintain the esplanade and not move the sign as this is how the neighborhood is identified along Louetta and it conforms with other communities along Louetta. Laura McHenry seconded the motion and it was passed unanimously.

The Board reviewed the engagement letter from the CPA for the 2007 tax preparation and audit. The Board asked the manager to obtain some additional information and table this item to the April meeting.

The manager advised that in order to complete the refund of the pool deposits, additional check stock needed to be ordered. Costco offers the best price at approximately \$47.00 for 1000 checks. Laura McHenry made a motion to order check stock from Costco. Ramona Boebinger seconded the motion and it was passed unanimously.

The manager presented a list of odd balances left after payment of the annual assessment and asked the Board to write them off. Ramona Boebinger made a motion to write off the balances on 19 accounts for a total write off of \$71.69. Lynn Winningham seconded the motion and it was passed unanimously.

The owner of 9311 Sundew Court requested that the Association refund the \$40.00 demand letter fee to him because it was not his fault that his check was returned to the Association for non-sufficient funds. Ramona Boebinger made a motion to not refund the demand letter fee. Laura McHenry seconded the motion and it was passed unanimously.

The Board discussed mulching all the beds and tree saucers. The manager confirmed that the price of \$1,900.00 from EarthCare (quoted in 2006) was still good. Roger Yardley made a motion to get two additional bids (one that he will supply and one from Sticklins to be obtained by Lynn Winningham) to be reviewed at the April meeting. Lynn Winningham seconded the motion and it was passed unanimously.

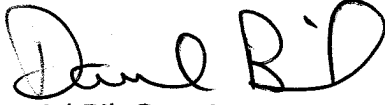
OTHER BUSINESS

The Board discussed changing the meeting location. Laura McHenry made a motion that beginning with the April meeting to meet at the Compass Community Church on Old Louetta. Roger Yardley seconded the motion and it was passed unanimously.

The Board reviewed the exact wording of the Mission Statement previously approved. Roger Yardley made a motion to add the word "organization" after non-profit so that the Mission Statement reads "Majestic Oaks Homeowners Association is a non-profit organization, formed to provide for maintenance, preservation, and architectural control, of the resident lots and common areas and to promote the health, safety and welfare of the residents." Laura McHenry seconded the motion and it was passed unanimously.

The Board discussed purchasing a hose reel for the pool. Roger Yardley made a motion to authorize the purchase up to \$100.00 with the choice of product at Lynn Winningham's discretion. Laura McHenry seconded the motion and it was passed unanimously.

There being no further business, the meeting was adjourned at 11:00 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