

MAJESTIC OAKS H.O.A.
BOARD OF DIRECTORS
MINUTES OF MEETING
MAY 21, 2008

The Board of Directors of Majestic Oaks H.O.A. met on Tuesday, May 21, 2008, at 7:00 PM at 17111 Old Louetta Road, Houston, Texas. Board members present were Dan Bil, Ramona Boebinger, Laura McHenry, Lynn Winningham and Roger Yardley. Also in attendance was the association manager, Sara Hornbrook, GTM Management. One owner was also in attendance.

The newsletter editor, Brenda Njock, advised that the publisher was retiring and therefore the community would need a new publisher for the newsletter. The Board and editor discussed the future of the newsletter.

The minutes of the April 22, 2008, board meeting and executive session were reviewed. Laura McHenry made a motion to accept both sets of minutes as written. Roger Yardley seconded the motion and it was passed unanimously.

The financial information for April was reviewed. The balances as of April 30, 2008, were as follows: Amegy Bank Pool Loan account \$13,205.12; Bank of America Operating account \$79,012.85; Bank of America Reserve account \$9,089.88; Amegy Bank Reserve Certificate of Deposit \$60,604.60; 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 reviewed an irrigation repair requested in January by EarthCare Management. Roger Yardley made a motion to not perform the repair work. Lynn Winningham seconded the motion and it was passed unanimously.

The Board discussed the CPA engagement letter. The manager was asked to table this item of business to the June meeting.

The Board reviewed an item tabled from the April meeting concerning an owner's request to mow the vacant lot adjacent to their home. No further action is required on this item.

The Board was asked to ratify a vote taken by email to hire CJS Janitorial Service for pool restroom cleaning to replace the prior maid service. Laura McHenry made a motion to ratify the vote. Lynn Winningham seconded the motion and it was passed unanimously.

The Board was asked to ratify a vote taken by email to accept the resignation of Laura McHenry from the Architectural Control Committee and replace her with Lyn Sutton, 9322 Charter Pine. Laura McHenry made a motion to ratify the vote. Ramona Boebinger seconded the motion and it was passed unanimously.

The Board was asked to ratify a vote taken by email to hire Custom Professional Tree Service to remove three dead/dying trees on the Cutten esplanade for \$400.00. Lynn Winningham made a motion to ratify the vote. Roger Yardley seconded the motion and it was passed unanimously.

NEW BUSINESS

The Board discussed the inactive electric meter located on the Cutten Road esplanade. Ramona Boebinger made a motion to pull the building permit and require Sueba (the builder) to repair the electric service damaged during construction. Lynn Winningham seconded the motion and it was passed unanimously.

The Board reviewed the information concerning the loss of the newsletter publisher to retirement. Ramona Boebinger made a motion to accept Lynn Winningham's offer to publish the July newsletter and that Brenda Njock and Ramona Boebinger will look for a publisher to replace SW Graphics. Laura McHenry seconded the motion and it was passed unanimously.

The Board discussed how and when the Association's federal tax returns were prepared and filed. There was no action required.

The manager advised that the Workmans Comp insurance will expire on July 12, 2008, and asked whether the Board intended to renew the policy. Roger Yardley made a motion to renew the Workmans Comp insurance. Laura McHenry seconded the motion and it was passed unanimously.

The Board discussed the basis for making decisions between meetings via email exchanged versus adding the issue/problem to the agenda for the next regularly scheduled meeting. Roger Yardley made a motion that the Board research and draft a policy concerning email decisions. Ramona Boebinger seconded the motion and it was passed unanimously.

The manager had received a voice mail from a resident asking that the Board mow the property at 9543 Rodgers Road. As of the meeting date, the real estate agent had had the property mowed. No action was required.

The Board discussed the broken section of the Luxembourg Park wrought iron fence. The welds have failed. The discussion centered on repairing the section versus replacing it. The Board agreed to obtain bids to weld the section back into place and also to replace the section and have the bids submitted by email.

The Board discussed changing power providers for the existing metered electricity. This item of business was tabled to the June meeting.

The manager asked the Board to write off balances on eleven accounts left after payment of the 2008 assessment totaling \$40.76 and the balances on two accounts left after foreclosure by the lender in the amount of \$220.34. Roger Yardley made a motion to write off all the balances. Dan Bil seconded the motion and it was passed unanimously.

The manager advised that while preparing the refunds for the pool passes, she discovered two owners who no longer lived in the community but retained ownership of their homes in the community and who had retained their pool passes. After discussion, Roger Yardley made a motion to refund the deposit to each of these owners and allow them to retain their pool passes with the understanding that any tenant living in the property within Majestic Oaks will not be eligible for a pool pass. Dan Bil seconded the motion and it was passed unanimously.

The Board discussed the pool contract and some of the difficulties being experienced. The manager was asked to obtain additional information from Houston Recreation Management. No other action was required.

The Board discussed moving the GFI switch in the pump room. Ramona Boebinger made a motion to not move the switch at this time. Roger Yardley seconded the motion and it was passed unanimously.

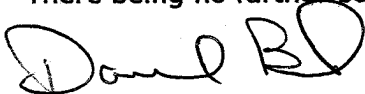
The Board discussed the deterioration of the beach entry to the main pool. The manager was asked to table this item to the June meeting.

The Board discussed the deterioration of the three closet doors in the bath house building. Ramona Boebinger made a motion to obtain bids to sand, prime and paint the doors and frames. Laura McHenry seconded the motion and it was passed unanimously.

The Board discussed the latch guards purchased previously for the closet doors in the bath house building. Roger Yardley made a motion to return the latch guards and purchase a replacement product that will function better. Dan Bil seconded the motion and it was passed unanimously.

The Board discussed the plumber's report on the urinal. Ramona Boebinger made a motion to take no action at this time. Roger Yardley seconded the motion and it was passed unanimously.

There being no further business, the meeting was adjourned at 9:45 PM.



Daniel Bil, Secretary