



THE OPEN SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING AUGUST 17, 2023 was called to order at 7:00 p.m. for the purpose of reviewing operating business and Executive matters.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present; Jesse Burgos, Jim Scott, Guadalupe Ramirez, Larry Hogan, Pete Lugo, Chris Collins, Pete Kurz, Jared Zezima and Ernesto Avellaneda. High Sierra Management representative present was Sherri Carey. Homeowners were also invited to join the meeting.

CONSTABLE REPORT

Constable patrol representatives were present to provide a report for July 2023 and answered questions from the floor. Specific concerns expressed by residents involved ongoing speeding issues along Prestonwood Forest Dr. and drivers not adhering to 4 way stop intersections. The Board discussed management researching options for digital speed limit radar signs for review at the next meeting.

MINUTES

The Board of Directors meeting minutes July 20, 2023 were presented for review. A motion was made and seconded from the floor to approve the minutes as presented. The motion was unanimously approved by the Board members present.

FINANCIAL REPORT

The financial report for the month ending June 30, 2023 was presented to the Board for review. Also discussed were the current legal collections and delinquency statuses. Management also presented the draft 2022 audit for Board review and approval. The Board will further discuss at the next meeting, allowing additional time for review.

ADMINISTRATIVE

- Community Events – The Board discussed plan for the following upcoming events:
 - The Board also discussed reinstating the annual Fall Scarecrow decorating contest scheduled for November 17, 2023. First, second and third place will be awarded and management will order signs for winners.
 - The Board discussed the proposed reception for longtime residents in honor of the community 50th anniversary tentatively scheduled for November 16, 2023 and further arrangements will be finalized at the next meeting. Management also presented options for commemorative printed items for resident gifts at the event and the Board approved purchase of the proposed items.
 - Fall Fest scheduled for October 7, 2023 and further arrangements will be finalized at the next meeting.
- Commercial Vehicle Parking – Management advised that pursuit of the needed signatures to complete the petition to Harris County is ongoing and further information will be provided at the next meeting.
- Proposed Digital Message Boards – Mr. Lugo presented information regarding the proposed installation of digital message boards to replace the existing letter boards at the clubhouse and Charlynn Oaks entrance. The information was requested by the PFUD for further consideration as the Association does not have the available funds to allocate to said project. Further information will be provided as received.

- Homeowner Correspondence – Management presented communication requesting the Board consider terminating the Prestonwood Press distribution and using only the e-news to distribute updates to the community. The Board discussed the issue and agreed that there is still a large number of residents that would prefer the hard copy newsletter monthly and the Press should continue to be a main source of communication for the community.

CONTRACTS, MAINTENANCE AND BIDS

Repairs and Maintenance – Management presented the updated work order report and additional items discussed were as follows:

- Tennis Courts – Management advised of several requests to create a pickle ball area at the back tennis courts and the Board requested additional information for review at the next meeting. **(PENDING)**
 - Install signage at pool 2 providing the hours and days of operation. **(PENDING)**
 - Issue work order for self closer on bathroom doors at pool 2. **(PENDING)**
 - Management presented details regarding additional surveillance camera additions for both facilities currently in progress. **(ONGOING)**
 - Management advised the Board that the existing card reader systems at all facilities cannot be repaired as the technology is outdated but that HSM has purchased a new DoorKing system with upgraded technology and installation and programming for all facilities in in progress. Further updates as to the project completion will be provided at the next meeting.
 - Obtain bids for proposed clubhouse front door replacement to be presented to the MUD for further consideration of subsidy funding.
 - Create a list of property addresses that have tree limbs blocking the street lights and notify property owners, as well as Harris County for needed trimming.
 - Issue work order for power washing of the splash pad surface.
- Bids for landscape renovations around the clubhouse monument and message board were presented the Board for review. A motion was made from the floor to approve the bid from Monarch Landscape totaling \$1,014.80. The motion was unanimously approved by the Board members present. Management advised that this project will be delayed until such time as the current drought conditions subside to deter any loss of new plant material in the event watering restrictions are put in place.
- Bids for irrigation repairs needed were presented to the Board for review. A motion was made from the floor to approve the bids from Monarch Landscape totaling \$1,006.89 for irrigation repairs. The motion was unanimously approved by the Board members present.

DEED RESTRICTIONS

The deed restriction and attorney action update reports were provided to the Board for review. Management provided information regarding ongoing violations ready for further legal action. A motion was made from the floor to approve further legal action on the following accounts:

Owner	Required Action
109307050	Please remove holiday decorations.

109300410	Changes to the exterior of your home require an ARC request that must be submitted to the Board for review and approval. Please apply for patio cover in backyard
109305620	Storage of items in public view is not permitted.
109300060	Please remove all tree debris(pine needles/leaves) from front yard, roof and/or curblin.
109302200	Remove dead landscaping
109302630	Storage of items (driveway) in public view is not permitted.

The motion was unanimously approved by the Board members present.

HOMEOWNER 209 HEARING

The owner of 1093025601 was present to dispute home improvement denial for a second story room addition over their garage that was initially constructed without prior approval of the Association. The owner has since provided the application and supporting documents, with the exception of the County construction permit. The owner advised they have received approval from the County for the construction and also confirmed they will not be using the room addition for any other purpose than existing resident family use. The Board agreed to grant approval for the room addition based on the information received.

There being no further business to come before the Board, a motion was made to adjourn at 9:20 p.m. The motion was unanimously approved by the Board members present.