



**THE OPEN SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING NOVEMBER 16, 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, Pete Kurz, Jim Scott, Guadalupe Ramirez, Ernesto Avellaneda, Larry Hogan, Pete Lugo, Jared Zezima and Chris Collins. High Sierra Management representative present was Sherri Carey. Homeowners were also invited to join the meeting in person.

### **CONSTABLE REPORT**

Constable patrol representatives were present to provide a report for October 2023 and answered questions from the floor.

### **MINUTES**

The Board of Directors meeting minutes of the October 19, 2023 meeting 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 October 31, 2023 was presented to the Board for review. Also discussed were the current legal collections and delinquency statuses.

### **50<sup>th</sup> ANNIVERSARY**

The Board made a special announcement to recognize the members present who have been owners/residents in the community for 25+ years and to provide a brief history of the community.

### **GUEST PARTICIPATION**

A representative from the nonprofit organization Tunnel to Towers was present to announce plans for the renovation of the vacant hotel at the intersection of Prestonwood Forest Drive and the HWY 249 feeder to use as a facility that provides housing and assistance to homeless veterans. Questions were answered from the floor.

### **ADMINISTRATIVE**

- Community Events – The Board reiterate upcoming community events dates as follows:
  - 50<sup>th</sup> Anniversary Open House – November 16
  - Fall Decorating Contest Judging – November 17
  - Nite of Lites to be December 9 through December 31. Judging will be scheduled for December 9.
- Commercial Vehicle Parking – Management provided the status of the pursuit of the needed signatures to complete the petition to Harris County is ongoing and further information will be provided at the next meeting.

Trash Service Contract – Management presented bids for trash service to the Board for review. The Board further discussed the main issue for the proposed change would be to save an estimated \$3,000.00 to \$4,000.00 per month in expense because of the exorbitant fuel surcharge increase being levied by the current provider, GFL Waste and such increase could potentially create a budget deficit in 2024. A motion was made and seconded from the floor to issue a 60

day termination notice to GFL Waste and approve the proposed contract from Best Trash totaling \$169,560.00 annually, plus applicable taxes for a term of five years. The motion was unanimously approved by the Board members present.

**CONTRACTS, MAINTENANCE AND BIDS**

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

--Management provided the Board an update regarding the recent electrical issues at pool II that have since been repaired.

**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.

There being no further business to come before the Board, a motion was made to adjourn at 8:25 p.m. The motion was unanimously approved by the Board members present.