

Four Seasons Farm Board of Directors' Meeting: June 21, 2012

7pm • Post Oak Model Home, 201 Stennis

Board members present: Oscar Sanchez, Pat Hough, Chris Irvin, Tara Mitchell & Tom Sullivan
Board quorum verified.

Meeting was called to order at 7:17pm.

Tara Mitchell recorded the minutes.

Agenda item: Appointment of Officers

Positions decided were: Tara, President; Chris, Vice President; Pat, Secretary/Treasurer; Tom and Oscar: directors.

Secretary/Treasurer will thoroughly review the financials monthly.

The new Officer in Charge of MC will be Oscar. An additional member for MC will be required to replace Oscar's committee position; Board will try to find member from Phase One.

Agenda item: Irrigation repair

On May 21st, we found out from a routine inspection that the sprinkler system was broken. It was determined by ATX Irrigation that the construction by DR Horton caused this damage. DR Horton supposedly fixed the pipe; June 1st—irrigation went out to complete the inspection and reported the leak not fixed; June 20th—DR Horton said they fixed it again; ATX is scheduled to come out June 25th.

Agenda item: Fence & Sign Repairs

Many Members at the annual meeting voiced a concern for the fence along Lehman Rd needing repair. RealManage obtained a bid for replacing that fence (\$14,586.69.) The Board determined that the Association does not have the funds to repair the fence at this time; nor does it want to raise the annual assessments to accommodate this expense. The fence will have to be repaired by each homeowner as it is an extension of their property. (See CCR's section 8.01.) RealManage also obtained a bid for installing the "Deed Restricted Community" sign in Phase One and repairing the concrete around the existing sign in Phase Two (\$243.56) Some Board members would like to take a look at the proposed work before we contract out this task.

Agenda item: Property Mgmt update

Board will call account manager of RealManage and stress the need for better communications, as some residents have not been able to get in touch with anyone there. We will also ask if there is anything we can do on our end to make sure the lines of communication stay open. Board has request an explanation from RealManage regarding \$250 and \$150 charged in May.

Agenda item: Setting Immediate Goals

The Board would like to focus on beautifying the entryways in each section. Board will get quote on solar lighting for signage, as well as lighting near the mailboxes. This will be the main focus until the end of the year.

In response to many Members at the annual meeting, the Board will also obtain information on speed humps and safety signage (Children at Play) for the neighborhood.

Agenda item: Set NNO party times

National Night Out will be Oct. 2nd. Party times in both phases will be 6:30-8pm. A meeting will be scheduled late August or early September to plan this event. Board will get volunteers from phase one to help with the party there; and members from phase two to help with the party in that section.

Other business:

County road along FM 150 needs mowing. Board to obtain number to call for this to be done. Proposed amendments to CCR's will be emailed to Board on Friday, 6/22. Each person will make his/her changes and email back to President. Copy to be turned into RealManage no later than 7/2/12.

There being no other items to be discussed, the meeting was adjourned at 8:45pm.

Secretary: Pat Hough

Side note on irrigation repair:

June 23rd: the landscapers (when mowing) found the leak running water out of the ground and the meter running high...they turned off the water and put flags around the area; June 25th: irrigation company came out to fix the broken pipe and found DR Horton did not bond or prime the pipe properly—he got the system running but continued to find issues; June 26th: Board informed RealManage of the improperly repaired pipe, expecting DR Horton to pay for the pipe repair and water bill, as well as any turf/trees lost as a result of the damage.