

**Four Seasons Farm Board of Directors' Meeting: Nov. 29th, 2012**

**7pm • Post Oak Model Home, 201 Stennis**

Board members present: Pat Hough, Chris Irvin, Tara Mitchell.

Board quorum verified.

Meeting was called to order at 7:01pm.

Tara Mitchell recorded the minutes.

Others present: Candace Douglas, RealManage

**Agenda item: Approval of previous meeting minutes**

Director Mitchell read the minutes from Aug., Sept. Oct. and motioned to approve them as is. Director Irvin seconded all motions. None were opposed.

**Agenda item: Management report**

Manager Douglas provided a report on funds. There will be an operation surplus of one month's working capital going into 2013. Director Mitchell encouraged the other Board members to look at the monthly financials reports regularly. Credits for resale certs, conveyance, etc. will still need to be closely monitored.

**Agenda item: Old business**

Company will install the deed restriction sign in phase one this week (week of 11/29.)

**Agenda item: New business**

Irrigation: Director Mitchell will call ATX Irrigation and ask them to adjust the sprinklers to a winter schedule (once per week.)

Trimming & Mulching quote: One quote from Kyle Landscaping has been received (\$1200 for trimming; \$1300 for mulching.) Manager Douglas will obtain 2 more bids.

Fining Policy: The current document on the website contains incorrect information regarding some CCR's (not the fine policy itself.) Director Mitchell will look for the Real Manage policy in the document archive and post on the website; in an effort for all information on this document to be correct.

Amendments to CCR's: Manager Douglas will check with Legal for an ETA on this.

Annual meeting: Board will bring ideas for food/refreshments to the February meeting (a meal such as pizza; just desserts were suggested.) Director Hough suggested that hard copies of the most current CCR's be available to members at this meeting. She also suggested that the email reminder be an image, possibly to mimic the flyer of the meeting—in order to “stand out” from a regular email. Everyone agreed that interest for this meeting will need to be generated since Director positions will need to be filled.

**Other Business**

The next meeting is tentatively scheduled for Thursday, Feb. 21<sup>st</sup>, 2013, 7pm.

There being no other items to be discussed, the meeting was adjourned at 7:57pm.

Attest:                     *Tara Mitchell*                    

Date: 2/22/13