

MEETING MINUTES
Peach Crossing Property Owners Association
Board of Directors Meeting
January 17, 2008

I. Date Prepared: 01/21/08

II. Meeting Date and Time: 1/17/2008 at 7:00 PM

A. Present:

Dale Browne

dale-browne@hotmail.com

Rodney Horrell

rorrell@yahoo.com

Gene McCallum

genemc13@yahoo.com

Brian Stipe

thestipes@embarqmail.com

Easy Foster

fostersa@embarqmail.com

B. New Business:

1. The board elected officers for the year 2008.
President – Dale Brown
Treasurer – Rodney Horrell
Secretary – Easy Foster
2. A list of items to be dealt with was given to the board of directors by the attorney hired by the exiting board of directors. The items are listed below with responsibility for each:
 - 1) Dale Brown will file with Brazos County Clerk a new Management Certificate listing the POA's current agent and agent's address.
 - 2) Dale Brown will contact the Texas Comptroller's office to update current POA contact information and to verify the POA tax exempt status.
 - 3) Gene McCallum will be reviewing the current restrictions and compiling a list of apparent violations to be discussed at the next board meeting.
 - 4) Brian Stipe will review the Texas property code for all requirements related to Certificates of Resale
 - 5) Is a soft item for information only
 - 6) Rodney Horrell will review the POA Tax Exempt status and Return Filing requirements.
3. Accounts Receivable (POA Dues)
Rodney took possession of the account records that were provided by the previous directors. Rodney will draft letters for the Board to mail to the property owners who have not paid dues in year 2007.

Rodney will look in to the Property Code for notice requirements and lien requirements for dues that are delinquent.

Rodney will also create a statement for distribution to property owners for the year 2008 dues that are payable now.
4. Insurance
Gene volunteered to call for quotes on Liability Insurance for the POA.
5. Maintenance
Easy volunteered to call for quotes on lawn maintenance for the common areas.

6. Electric Service at Entrance
Dale reported a conversation with the previous directors indicating that there is a meter pole set for the electric service to the entrance and set up fees with BTU have been paid. BTU has not hooked up power to the entrance as of this meeting. Dale will clarify this with the previous directors.
7. Water Service for common areas
Dale has the quote for the water meter and the funds to cover the costs of the water meter have been deposited in the POA checking account. Dale will inquire with Wellborn Special Utility District about minimum water charges and latest date that the current quote is valid through.
8. County Maintenance of Roads and Drainage
Rodney reported that the county has not started working on the ditches in the subdivision that continue to hold water. Rodney will draft a letter to the County for the board to deliver.
9. Checking Accounts
Brian volunteered to call several local bank branches to inquire about their banking fees and the transfer/signature requirements of the existing checking account so that the current board of directors can pay POA expenses.
10. Architectural Review Board
The board of directors appointed the current board to the Architectural review board. Easy volunteered to draft a letter to send to both J. Fred Bayliss and Mark Homeyer, existing Architectural Review Board Members, calling for them to remove themselves from service. J. Fred Bayliss has not participated in Architectural Review and Mark had offered at a previous POA meeting to step down.
11. Accounting
No banking records were delivered to the POA from the Previous board of Directors. Dale volunteered to request bank statements from the Previous Board to reconcile the accounting information that was turned over to the POA.
12. 2005-06 POA Dues
At a previous POA meeting the previous Board of Directors indicated that refunds of the dues paid to the POA for the year 2005-06 were to be refunded. As of this meeting there are several property owners that feel they should be owed a 2005-06 refund. Dale offered to confirm with the previous board of directors who was to receive a refund and what refunds were actually paid. Once this information is in hand the board will send a letter to the POA that indicated anyone that feels they are due a refund of their 2005-06 POA dues will need to handle this refund directly with the previous board of directors as the funds transferred to the current board of directors only consisted of 2007 PA dues.
13. Pre 2008 Bills
Dale is going to get some sort of signed statement from Mark indicating that he is responsible for all bills pre-2008 which haven't been reported to the Board to date.

C. Old Business

1. None

D. Next Meeting

1. Next Board meeting will be 2/21/08 at 7:00pm

Prepared by:

Easy Foster
Secretary

Waiver of Notice and Consent

The undersigned, by signing these minutes of this meeting of the Board of Directors, do hereby waive notice of the time and place of the meeting, consent to the meeting and approve the contents of the minutes of this meeting.

Dale Brown

Date: _____

Rodney Horrell

Date: _____

Easy Foster

Date: _____

Brian Stipe

Date: _____

Gene McCallum

Date: _____

