

MEETING MINUTES
Peach Crossing Property Owners Association
Board of Directors Meeting
February 21, 2008

I. Date Prepared: 03/27/08

II. Meeting Date and Time: 2/21/2008 at 7:00 PM

A. Present:

Dale Browne
Rodney Horrell

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thestipes@embarqmail.com
fostersa@embarqmail.com

Easy Foster

B. New Business:

1. Pond Beautification Committee

Rodney indicated the board needs to consider putting together a committee to work on ideas of how to keep the pond common area clean and in good shape at no costs to the association.

2. General Meeting

Those present feel that a potential General meeting is possible for the end of March.

3. Common Area Ownership

Rodney noted that currently the Common areas are "owned" by Mark Homeyer and need to be transferred to the Association. Dale indicated he would begin working on this process.

C. Old Business

~~1. The board elected officers for the year 2008.~~

~~President — Dale Browne~~

~~—— 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.
2/21/08 Currently approximately 77% of dues are paid. Letters will go out to the remaining property owners this weekend.

Rodney will look in to the Property Code for notice requirements and lien requirements for dues that are delinquent.
2/21/08 Easy indicated he would contact an attorney in his family that can possibly aid in the proper procedure for liens

~~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.
2/21/08 Easy indicated he would inquire of other civic groups who handles their insurance.
5. Maintenance

Easy volunteered to call for quotes on lawn maintenance for the common areas.
2/21/08 4 companies have been contacted for quotes. One has responded, the remaining quotes are due in the following week.
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.
2/21/08 Dale noted the hookup is in progress waiting for BTU schedule. Dale is working to get the name on the account changed to the association.
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.
2/21/08 Minimum fees are \$23 per month. Board members present agreed to have the meter installed. Dale will coordinate the installation.
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.

2/21/08 County made an appearance, but has not corrected all the neighborhood concerns. Rodney will draft another letter to be sent to the county commissioner.

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.

2/21/08 Wells Fargo appears to be the best deal with online statements. Dale will set up account.

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.

2/21/08 Easy gave letters t Dale for mailing.

~~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 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 were to be refunded. As of this meeting there are several property owners that feel they should be owed a 2005 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 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.

2/21/08 A temporary check register listing the refund checks was delivered to the board.

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.

2/21/08 Board decided this point to be moot and no action was required.

D. Next Meeting

1. Next Board meeting will be schedules at a later date.

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: _____