

MEETING MINUTES
Peach Crossing Property Owners Association
Board of Directors Meeting
June 26, 2008

I. Date Prepared: 06/30/08

II. Meeting Date and Time: 06/26/2008 at 7:00 PM

A. Present:

Dale Browne
Rodney Horrell

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rorrell@yahoo.com

genemc13@yahoo.com

Brian Stipe

thestipes@embarqmail.com

Easy Foster

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B. New Business:

1. Those present created an agenda for the General HOA meeting scheduled for June 30, 2008 at 7pm in the Peach Crossing Community Center

C. Old Business

1. D&O Insurance: Gene McCallum indicated he had not heard back on the D&O insurance, and hadn't actively pursued the item. Rodney Horrell indicated he would not present a Treasurer's report/financial statement for 2007 to the general membership until D&O insurance is in place.
 - a. 6/26/08 D&O insurance is in place. Issue is closed.
2. General Meeting: Dale Browne indicated no general meeting will occur until D&O Insurance is in place. Board concurred. Target date for general meeting: Late April/May.
 - a. General meeting is scheduled for 6/30/08 at 7pm in the Peach Crossing Community Center.
3. Liability Insurance: Gene McCallum indicated he had talked to two insurance companies, but had gotten no quotes to date. Liability Insurance cannot be obtained for the pond until we have ownership of the property.
 - a. Property has been deeded to the association, Dale Browne will file with the appraisal district. Liability Insurance is not yet in place.
4. Tank/pond common area: Dale reported that Mark Homeyer still holds the deed to the pond. Dale committed to getting the property transferred at Mr. Homeyer's cost, since this should have been taken care of much earlier.
 - a. Property has been deeded to the association. Issue is closed.
5. Tank/pond committee: Rodney indicated this idea should be on hold until the HOA owned the pond. But felt this would be a good general meeting topic: 3 Board

members on the committee with 2 at large committee members (would allow committee to make decisions surrounding the tank; if at large members equal to or exceed number of Board members on committee, the committee cannot act on decisions without Board approval, per Texas State law, making the committee more advisory in nature).

- a. This will be an agenda item at the General Meeting on 6/30/08.
6. Bank accounts: Dale Browne will get Rodney Horrell the password and username to access account activity online. Dale also queried the group to ascertain if we could transfer the two old accounts into the new account. Rodney indicated we should wait until all known outstanding checks have cleared, or at least look at the February and March statements before transferring the money out, but agreed with the idea.
 - a. Online access is set up with the new account. Mark Homeyer will need to close out the old accounts and deliver the remaining funds to the association.
 7. Electricity: Dale is working on this, and needs to get with Mark. Still not clear if all has been transferred to HOA. Dale thought it had. Mark thought it hadn't.
 - a. Meter is in place, Homeyer is having the Irrigation controls connected to the new meter in the next 2 weeks.
 8. Lawn Height: Topic was surfaced. Majority present felt vacant lots should be held to same standard as occupied lots (10 inches maximum height). We agreed to discuss this at our next meeting.
 - a. Notices were sent with meeting notices to lot owners. Some action has taken place. This will be an agenda item at the meeting on 6/30/08
 9. Architectural Control Committee Variances: Agreed that we need to grant variances to two lot owners with boat/RV houses and the Broussarts (house encroaches on 25-foot setback). All activity had occurred under watch of former ACC, and on the former, they were verbally told those houses were permissible/would be acceptable by the old ACC. To shield these homeowners from future concerns/actions, we agreed to formally extend variances to them given the circumstances.
 - a. Issue remains open.
 10. Architectural Control Committee: It was agreed that the acting Board was now the ACC, given Mark Homeyer's and Fred Bayliss's non-response to our letters indicating they should notify us if they wished to continue to act as the ACC. Board communicated concern that they appeared to be in cognito. Also, Mr. Homeyer had verbally indicated intent to resign from ACC in late 2007 general meeting. Group agreed that we wanted to see plans for new home construction, additions to existing homes, outbuildings, fences, buildings, patios, carports, antennae towers, structures taller than the ridgeline of the primary residence, etc. Group indicated we did not care to see pool plans (logic being that above ground pools weren't prohibited, and in-ground pools would be, by default, of adequate quality).
 - a. Acting ACC has been reviewing plans. Issue is closed.

11. Current Violations: Gene McCallum reported that he had completed his review of current conditions in the subdivision, and noted the following violations:

- i. Pets running loose
- ii. Culvert ends not covered

Group agreed that the former was nearly impossible to enforce, but that we should retain it in the restrictions. Any concerns with dogs/cats should be directed to Brazos County (or city of College Station, if/when we are annexed). Majority also agreed culvert ends were required to be concreted per the restrictions.

a. No actions were taken at this meeting.

iii. Boats in driveway: Rodney had received two complaints on this. Rodney would send an e-mail to the two residences with boats in their driveway (1701 Early Amber-Jesse and Karan Watkins; 1901 Freestone-Bill and Laurie Glameyer), requesting that they move them.

a. All items were removed as requested. This item is closed.

12. Ditches: Dale indicated he still needs to call the county. While several areas exist which could be improved, only Red Haven holds water even through dry spells (all other areas dry during periods of no rain).

a. Dale indicated that the individual homeowners affected will have better influence with the County. Rodney agreed to make calls. For the board this issue is closed.

13. Treasurer's Report: Rodney gave review of Financial Statements. Minor tweaks to be made to budget, based on data coming in (IE, consistent electricity bill when all fixed). Message at general meeting will be that we are financially stable, but not awash in cash. Translation: Don't expect big undertakings from the HOA. We will do everything we can to keep dues at current levels, but this will mean improvements to common areas will be modest. Board agreed with this them. Rodney also reported that only 2 lots hadn't paid dues. Board agreed that Rodney should notify owners that 10% interest rate would be assessed starting April 1. Group also agreed that next year 10% interest would begin January 31, and that we would discuss this at general meeting. HOA notification that dues are payable isn't required. Lot owner's are responsible for paying their dues on time.

a. Financials are complete. This will be an agenda item at the General meeting on 6/30/08

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: _____