

# Olde Oaks

Home Owners Association, Inc.

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## Board of Director Meeting Minutes

Monday, July 26, 2021

6:30pm

Olde Oaks HOA Park

1000 Oak Falls

Willis, TX 77378

The meeting was called to order at 6:33pm by President Jill Lee.

### Roll Call:

#### 2021 Board of Directors

Jill Lee, President - Present

Destany Chapman, Vice President – Present

Eva Ybarra, Treasurer - Absent

Susan Hamelin, Member At Large – Present

Vacant Position

Amity Community Management Group, LLC – Jennifer Stanley - Owner

Guests: Sign in Sheet

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### Board Meeting Minutes:

April 29, 2021 Board of Director Meeting Minutes

*Motion to approve April 29, 2021 Board of Director Meeting Minutes with corrections was made by Jill Lee, Second by Destany Chapman, Passed unopposed.*

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**Financial Reports:** The Board reviewed the June 2021 Financial Reports. \$10,222.67 Operating Account, \$134,723 Reserve Account, \$144,945 Total. Collections 2021 82.97%.

*Motion to approve the June 2021 Financial Reports, was made by Susan Hamelin, Second by Jill Lee, Passed unopposed.*

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## Committee Reports:

### Social Committee:

**Discussion: Halloween Movie in the Park** – Possible dates – Saturday, October 23<sup>rd</sup> or 30<sup>th</sup> – need audio for Movie Projection.

**3<sup>rd</sup> Day Creations Lawn & Landscaping** – Bid to refurbish 2 landscape beds at monuments due to freeze. The Board ratified the July 12, 2021 Electronic Approval of the Entrance Landscape Refurbishment Bid.

### Park Upgrades:

#### Covered Bus Stop/Pavilion:

**Discussion:** Drawings and preliminary pricing for a covered bus stop/pavilion at the Park. – Layout/Utility Marking/City of Conroe Permit.

#### Old Business:

#### Detention Pond Fencing:

**Right Fence Co.** – Bid to install chain link fencing at rear side of 2 Detention Ponds on Olde Oaks. The Board ratified the July 13, 2021 Electronic Approval of the 2 Detention Pond Fencing Bid. Installation Scheduled – Mid August.

#### New Business:

#### New HOA Legislation – September 1, 2021

**Discussion:** The Board review the Attorney correspondence relating to the new laws affecting Property Owner Associations – 87<sup>th</sup> Texas Legislative Session.

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## Architectural Control Committee:

### Volunteers Needed to Serve on the Architectural Control Committee by 9/1/2021

F. Architectural Review Authority (Adds §209.00505 to the Property Code) This portion of SB 1588 represents a substantial change for many POAs. POAs with 40 lots or less are exempt from this section. Also exempt from this section are POAs in the development period, or any period during which the declarant appoints a majority of the members of the architectural review authority or otherwise controls the appointment of such members, or has the right to veto or modify a decision of the architectural review authority. Committee Membership. For all other single family POAs, a person may not be “appointed or elected to serve” on an architectural review authority if the person is a current board member, spouse of a current board member or a person residing in a current board member’s household.

### Board of Directors Vacant Position Appointment: 1 Position

*Motion to appoint Amanda McGinnis to fill the vacant Board of Director position, was made by Jill Lee, Second by Destany Chapman, Passed unopposed.*

### Board of Directors – Officers & Directors

*Motion to appoint Susan Hamelin to fill the Secretary position, was made by Jill Lee, Second by Destany Chapman, Passed unopposed.*

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### Resident’s Forum:

**Discussion:** Meeting & Event Signs - Order

**Adjournment of Board of Directors Meeting 7:06pm.**

Presented By:

Jennifer Stanley, Amity Community Management Group, LLC  
September 9, 2021