**Meadowland Property Owner’s Association**

P.O. Box 45

Alvin, Texas 77512

Tuesday, January 4, 2011

7:00 P.M.

President’s Home

Agenda

**Homeowners Present**

Jason Dentler

Philip Fields

**Meeting Called to Order** (Robert’s Rules of Order will be observed during this Quarterly Meeting)

7:10 pm by Philip Fields

**Approval to waive reading of minutes from Last Quarterly Meeting**

(Approved and seconded) Teri Votour

**Treasurer’s Report** (See Attachment)

(Approved and seconded) Philip Fields

**Old/Pending Business/Discussions**

A) Congratulations to the “Best of the Season” yard decoration winners Greg & Maria Alvarez & holiday decorating award winners Tonya York & James & Stacy Gates. Job well done! Thanks for showing so much spirit!

B) B) Open amendments on the website need to be approved. Please take the time to review & make your voice heard. A resident asked where to post your vote & it was agreed upon to enter either yes or no in the comment box. The votes will be counted from the information obtained in the comment box.

C) Court date that was originally set for Nov. 1, 2010 has been delayed, pending requested jury trial. We have submitted a settlement offer through our Attorney. If accepted, no trial will be necessary. At this time, we are awaiting plaintiff’s response to our offer.

D) Foreclosure @ 2954 CR 855 B is now in the hands of an actual realtor with HUD. Terry Monroe will be pursuing our previously submitted claim for monies owed to MPOA through HUD.

**New Business/ Discussion**

 A) Home @ 1032 CR 855 A that was a source of some questionable illegal activity has been vacated and trashed in the process (removal of outside AC unit, etc.) by the homeowner.

 Terry Monroe is making sure the lawn is being cut on this property until further arrangements can be made to ensure yard is maintained to MPOA standards.

 Anyone who may have information on how to contact homeowner, please let us know.

 B) The M.P.O.A. Board has been threatened with a lawsuit, accused of violation of the Fair Debt Collection Act & harassment because of our efforts in seeking Deed Restriction compliance against the homeowner.

 After numerous attempts to have this particular homeowner bring their yard maintenance issues into compliance with sporadic results, the matter was finally turned over to our attorney for further handling.

 Board is assuming said Resident believes that he/she is being singled out for violation regarding upkeep of their property. That is not the case. Many residents have received a violation letter for one thing or another over the years, a lot of times the resident may not even be aware that the restriction exists, but once it is brought to their attention, they simply correct it and that is the end of it. It costs the Association a little less than one hundred ($100.00) dollars to have our attorney handle this. We as a Board and a neighborhood have to decide whether to litigate this matter further. We do have Directors & Officers insurance that covers any Meadowland Board member in the event of a lawsuit.

 We would sincerely appreciate any input from residents on how to proceed with this issue..

**Discussion/Questions**

 **\*\*\*\*\*FYI - Annual dues will be $110.00 this year**

 Reminder that Invoices for Assessments will be mailed out by May 1, 2011 and you have until May 31, 2011 to pay. If you need additional time, etc. contact the Board **PRIOR** to the end of May to set up payment arrangements.

**Adjourn Meeting** (Approved and seconded)Philip Fields

**GENERAL REMINDERS:**

 A) Common Deed Restriction Violations

 **(1) 48 Hour Rule of Parking** – Do not remove vehicle/boat for a day to avoid being in driveway/street for 48 hours.

 **(2)Disposal of Trash/Removal of Trash Cans** – Trash/trash cans need to be stored away in the garage or behind the fence out of site on days trash is not being picked up by Garbage Company.

 **(3) Regular yard maintenance & up kept appearance of property** including 10 ft of easement for owners on Mandy & Brown – Easements needs to remain clean and cut as well as the front yard of a residence. Homeowners have complained of snakes, rats, etc. Unkempt yards are a good place for these animals to live.

**\*\*\*\*Regular yard maintenance means mowing, trimming, and cleaning up. If you cannot, for whatever reason, manage to do it yourself, then it is your responsibility as a homeowner to hire a lawn service who can do the job right. There are plenty of them in the area. Your neighbor who does maintain their yard does not want to continually have to look at your unsightly yard.\*\*\*\***

 Request for Improvements to be submitted to the Board via the PO Box (including repainting of residence)

 Request for Copies of Deed Restrictions/Bylaws can be submitted to the Board via the PO Box or on our website

 www.meadowlandhoa.com