Meadowland Property Owner’s Association

P.O. Box 45

Alvin, TX 77512

Tues. 7/28/2015

Alvin Library

**Agenda**

**Meeting Called To Order** (Roberts Rules of Order will be observed during this meeting)

**Approval to Waive Reading of Minutes from Last Meeting**

(Approved and Seconded)

**Statement from President Terri Monroe**

I would like to take this opportunity to apologize to all Meadowlands residents for the delay in having our HOA meetings. As you may know running this HOA is a completely volunteer position. I have held positions on the Board in one capacity or another for 13(last 9 yrs. as President) of the 16 years my husband and I have lived in Meadowland. I wouldn’t have it any other way because I care deeply about this community and all of its residents. Until they carry me out of here I will do everything in my power to see that our community remains an enjoyable and peaceful place to live and meet all of our residents needs to the best of my ability. Any of you that know me are aware of my dedication to this community. With that being said I just want all of you to know that my dedication and commitment to this community has not changed. Unfortunately, for the better part of last year I had ongoing personal family issues that pretty much consumed all of my attention. I lost my job because of my inability to focus on my work rather than the crisis we were experiencing within our family. Everything is resolved now and life is pretty much back to normal. Please accept my sincere apologies and know that “Meadowland” may not have been first and forefront in my mind during this time but my responsibilities were never forgotten.

We will try to cover everything that has transpired in Meadowland since our last meeting. If we have forgotten anything or left anyone out please know that it was not intentional. Always feel free to contact us with any questions or concerns so that we can take the appropriate action and update our records as necessary. Many of our residents do let us know when something needs to be handled or if they have a complaint or concern. Even if it is something as simple as letting me know when a street light is out or the sewer is malfunctioning. I can’t try to handle something if I am not aware of it, so thank you and please continue to contact us with any questions or concerns.

**Announcements:**

1. The tenant residing @ 1032 CR 855 A unfortunately passed away due to personal health reasons late last year (2014). From my understanding he was a young man from this area and some residents knew him and his family. The community‘s condolences were shared with his family through the owners of the property, Kevin & Andrea LeCompte (former Meadowland residents) and our Secretary, Julie Manual served his family during the funeral services at their mutual church in Alvin.
2. We lost another Board member due to relocation necessitated by her growing family. Misty Urdiales who had previously served as Secretary and currently held the position of Treasurer, moved to another community not far from here. Prior to her moving, Julie Manuel (Secretary) and I (President) had the pleasure appointing a long term Meadowland resident, Stacy Gates to fulfill a position on the Board.
3. There have been several new homeowners since our last meeting. Please help us in welcoming to Meadowland; Teresso Olquin, Elizabeth Horton, Christopher Hill, Susana Lira, & John McDonald & Ronald Helton all on CR 855 B. On CR 855 C we have Nathen Smith, Gregory Ponschock, Paul Bellard & E. L. Boyd. New residents on CR 855 A include Joseph Randle, David Schackman, Elijah Lipschutz, Daryl Peters & Richard Morrill. We hope you enjoy living in Meadowland. If any resident has any questions about our Deed Restrictions or neighborhood services in general please feel free to contact me or any Board member. I reside @ 3045 CR 855 B and can be reached at **281-684-4370.**
4. The Board continues to urge all residents to be aware of your surroundings and know who should be and who should not be coming and going from our community & neighbors’ homes. Certainly not in a nosy sort of way but by all of us looking out for each other and being mindful of who belongs in this neighborhood and who doesn’t. It’s up to all of us to be aware of what is going on around us and to report any suspicious activity to the proper authorities. Brazoria County Sheriff’s Department will always do extra patrol through our area should we need them to.

**Old/Pending Business:**

1. **Trash cans being left out in front of the residence on non-trash pickup days continues to be a problem and one that has been addressed with several residents on numerous occasions.** **This minor Deed Restriction violation continues to be ignored by several homeowners & renters. Per the Deed Restrictions it belongs either in your garage or behind your fence, NOT IN** **PLAIN VIEW on days when your trash is not being picked up. Violations for these types of violations have not been issued for a very long time. I prefer to speak with the homeowner directly about the issue and more often than not they were not aware of the restriction. When advised, they take care of it immediately. Yet there remain a few that for whatever reasons want to leave their trash can in front of their garage ALL THE TIME. Two habitual offenders have left the neighborhood. Going forward, we will be issuing violations with fines attached to the others that have been spoken to about this but refuse to comply.**
2. The transaction involving the sale of a residence on 855 C necessitated us having to seek and pay for legal advice from our counsel, Gregg & Gregg,L.L.C.Advice was necessary because of the documents they were asking the HOA to provide to complete the sale. I was unwilling to sign off until a foundation inspection was done (because of prior knowledge I had on the house having structural problems) and the damage to all the fencing surrounding this property and the adjacent neighbors was replaced/repaired by the buyer.
3. In lieu of purchasing numerous new signs in the community that had deteriorated pretty badly we opted to have not only the road markers and stop signs but the “Slow We Love Our Children” signs cleaned by a resident. There were a few (4) I believe, signs that were beyond cleaning & the finish had completely worn off. We were able to utilize the existing brackets & I installed 4 new “A Deed Restricted Community” “No Soliciting” signs. Hopefully the addition of the words “No Soliciting” will keep some of the undesirables out of our community.
4. We obtained a judgment against a resident for non-payment of her **2014** homeowner’s dues. The Board made numerous efforts to reach out to this resident; well beyond what is required in an attempt to resolve issues both the HOA and neighbors were having, all to no avail.
5. Several Mailboxes were replaced over the course of 2014, the last one depleting our inventory. Repairs/Replacement of three mailbox post was necessary due to damage done by other vehicles coming through the neighborhood. We were reimbursed for one repair by the US Postal Service.

**Questions/ Discussion**

**New Business:**

1. I have secured a new electric contract through Direct Energy. This is for our street lights. Unbeknownst to me our old contract had expired three years ago and we were paying a fluctuating market rate for the same Kilowatt usage every month. A locked rate of 6.7 cents was secured for the next three years. We had been paying a fluctuation rate on average of 8.5 cents per month.
2. Letter was written to US Postmaster authorizing our carrier to cease delivering mail to 2955 CR 855 B. Months after the former resident moved with no forwarding address and property had been purchased by American Homes 4 Rent, she continued to use the mailbox for her own personal PO Box. This was occurring after the property had been purchased by someone else and was being renovated.
3. Letter sent to Ventura Prieto residing at 1062 CR 855 A(adjacent to Meadowland entrance) advising him he had 30 day to remove the trash(old tires, metal rails??) he had propped up against the entrance fence owned by Meadowland & to remove his metal fencing bracket that he had secured to our fence end post. He was also advised to trim back and/or remove the bushes he had planted, again up against our fence. These bushes had grown through the fence onto the other side and were causing boards to be destroyed. The reason behind this demand was that this debris being propped up against the fence was causing it to deteriorate. When the time comes we have to spend the money to have the fence repaired/painted I seriously doubt he would make a monetary contribution to take care of the damage he caused to property that does not belong to him. He was also advised that while he has every right to keep chickens and other livestock in his non Deed Restricted neighborhood, he does NOT have the right to allow those animals to come into our neighborhood damaging our resident’s property, all because he doesn’t feed them properly. With the translation help of his son, I was able to speak with Mr. Prieto directly about our concerns. He did everything I asked him to do well before the time limit I had given him.

**Questions/Discussion**

**Remember: The Most Common Deed Restriction Violations**

**Move To Conclude Meeting**

(Approved and Seconded)