**Meadowland Property Owner’s Association**

P.O. Box 45

Alvin, Texas 77512

**Tuesday, Feb.25, 2014**

**Agenda**

**MEETING CALLED TO ORDER (Roberts Rules of Order will be observed during this Quarterly Meeting)**

**APPROVAL TO WAIVE READING OF MINUTES FROM LAST QUARTERLY MEETING**

**(Approved and seconded)**

**(Approved and seconded)**

**First Bi Annual meeting for 2014.**

**Announcements:**

**1) With deepest sympathy I wish to inform all Meadowland residents that Mr. Walter Crager passed away on Feb. 6, 2014. Mr. Crager & his wife Tommye were the first homeowners in our neighborhood. Walter also served on the Board at one time. The neighborhood’s condolences were sent to his family.**

**2) Our long time VP/Treasurer, Robin Nicholas has gotten remarried. She has sold her home here and moved to her new husband’s residence in Dickinson. With Robin’s departure the Board had to appoint someone to take her place. I am happy to announce that Julie Manuel who resides on 855B will be joining us in the role of Secretary. Teri Votour, our current Secretary will be assuming the role of VP/Treasurer, taking over Robin’s role. An Election will be held in April. We encourage all residents to become involved and welcome your participation. Please join me in welcoming Julie to the Meadowland HOA Board**

**3) We have added a “Blog” feature to our website. I recently posted a blog about some of the recent strange crime events that have occurred in our neighborhood. Please visit** [**www.meadowlandhoa.com**](http://www.meadowlandhoa.com) **regularly for important information that we all need to be aware of. The protection of our property and the safety of our residents are very, very important to me. Not only as the President of our HOA but as a longtime resident. We all know by now who “belongs “in this neighborhood and who doesn’t. Don’t be afraid to call the Sheriff if you see anyone or anything that just doesn’t seem right to you. Trust your instincts and above all watch out for your neighbor! We have been pretty fortunate so far in that while graffiti tagging and other acts of vandalism have occurred around our area, we for the most part have been spared. Big thank you to the residents who have called me and let me know when something has occurred. I can’t let the community know about something happening in the neighborhood if I don’t know. Please continue to contact me by phone (281-684-4370) or via our website.**

**OLD/PENDING BUSINESS:**

1. **Property @ 1032 CR55 A was purchased by Kevin & Andrea LeCompte. They are former residents who have another rental home on 855 C. House was completely redone inside and out. It is now a rental unit & judging by the way they have maintained their other rental here this property will be well taken care of. This property had become a big eyesore & drain on Meadowland having been in foreclosure for almost 4 years. I applaud the LeCompte’s for taking this on.**
2. **The issue of trash cans being left out in plain view was mentioned at the last meeting. This minor deed restriction continues to be ignored by quite a few residents. Violations will be issued to each and every one that can’t seem to comply with this minor issue. Trash cans belong either in the garage or BEHIND your fence, not on the side of the house or in the front of your garage. If you are one of the guilty parties, please rectify this immediately.**

**Questions/Discussion?**

**NEW BUSINESS**:

1. **As mentioned in our last meeting of 2013 the** Board **made the decision to raise the assessment dues to $125.00 starting in May 2014. This decision is not taken lightly but out of necessity. We saw a marked increase in our General Liability insurance for 2013 in addition to the cost of the security lights. We are also getting to the point where the fence along CR 144 is going to needing repair/replacement. I want to have the funds available should we encounter any major expenses and not have to have a special assessment levied against all of us to pay for these types of things. We have the right to not only raise the dues at the Boards discretion but to levee a special assessment should the need arise. Refer to your Deed Restrictions for clarification. We still enjoy the lowest HOA fees you will find anywhere even at $125.00 per year. I can assure all residents that we do & will continue to do everything possible to keep cost down but there are things we have no control over. We have made many repairs to the entrance fence but the fact remains it is now 13 years old and will need to be replaced sometime in the future. I will continue to keep our General Liability insurance (covering the fence, signage & flagpoles) as reasonable as possible. This insurance protects the property we maintain in the event of another hurricane.**

1. **We are down to our last replacement mailbox. When these were replaced we bought extra for replacements. I am not sure if Lowe’s carries this particular type of mailbox any longer. Biggest problem is the door hinge completely breaking. Please maintain your mailbox as best you can so that we may get a few more years out of them.**
2. **We would like to purchase a few neighborhood signs alluding to a “Neighborhood Watch” being in effect in Meadowland. I have looked at** [**www.mysecuritysign.com,www.safetysign.com**](http://www.mysecuritysign.com,www.safetysign.com)**, and** [**www.compliancesigns.com**](http://www.compliancesigns.com) **just to name a few. While our residents already do what a Neighborhood Watch committee would do we feel that adding a few signs around the neighborhood would further get the message out to anyone who even thinks about coming in this neighborhood and committing a crime of any sort.**
3. **It’s that time of year when it’s time to get out and work in the yard and do any outside repairs that need done. It’s time to get that winter grit off of everything! With that in mind we will be going through the neighborhood to clean our existing street signs and tidy up the flower beds at the entrances. Suggestions and volunteers are encouraged and deeply appreciated. If you are planning any additions or repairs to the exterior of your home, please see any Board member for a Request for Improvement form.**

**Question s/Discussion?**

**ADJOURN MEETING** (approved and seconded)

***MOST COMMON DEED RESTRICTION VIOLATIONS****:*

***1) 48 Hour Rule of Parking-This applies to boats as well as vehicles***

***2) Trash Disposal & Removal of Cans-Everyone knows when your trash days are. Except for those days, your trash and trash cans MUST be stored out of sight (in the garage or behind your fence).***

***3) Regular Yard Maintenance & Unkempt Property-For those of you who have easements behind your property, it is your responsibility to maintain this area. Regular yard maintenance means mowing, trimming & clean up. If you cannot for whatever reason manage to do it yourself, then it is also your responsibility to hire someone to do it for you. Remember, your neighbor who does maintain their yard does not want to look at your unsightly yard.***

***4) You can visit our website, www.meadowlandhoa.com for any forms or information needed.***