**Meadowland Property Owner’s Association**

P.O. Box 45

Alvin, Texas 77512

Tuesday, March 29, 2011

7:00 P.M.

President’s Home (3045 CR 855 B)

Minutes

**Homeowners Present**

Jason Dentler Misty, Ronal & Ethan Urdiales James Scott

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

7:00 by Terri Monroe

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

(Approved and seconded) by Misty Urdiales

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

(Approved and seconded) by Ronald Urdiales

**Old/Pending Business/Discussions**

A) Amendments on website need to be approved or they will expire. If you can’t vote online, please forward a message to our website so we can assist you with this matter.

B) The Board is very happy to announce that after almost a year of follow up on the foreclosure @ 2954 CR 855 B, we have received all past due monies that were owed to the Association for a total of $657.00. The home has now gone to closing and a new resident should be taking possession soon.

C) We are still in the process of trying to ascertain ownership of the residence @ 1032 CR 855 A. If we have to pay for yard maintenance again while it’s in foreclosure we will need to know where to send the next bill. There are various other repairs needed on this property as well.

D) After 2 years, an agreeable out of court settlement was reached just prior to our court date in the matter of Meadowland HOA vs. Meadowland resident. We have been advised that the Association will receive these settlement funds by April 30, 2011.

**New Business/ Discussion**

A) It is election time once again. The current Board intends to continue in their positions with the Association’s approval; however nomination ballots will be mailed out to all residents by the first part of April (next week). Anyone considering running for a position will need to be nominated by someone other than themselves. All nominations are welcome. Signed nomination ballots must be returned/postmarked by April 15, 2011. There are other positions that could be filled and we encourage anyone who may be interested to become involved. More information on the election will be provided in the initial mail out. Our community thrives on active participation.

B) It appears that Texas American Water has been sold. A new company, Aqua Utilities Inc. dba Texas Aqua, Inc. You probably won’t notice any difference with your monthly water bill due to this change.

C) A few plants in our communal landscaped areas had to be replaced. The Board authorized Guerrero Landscaping to replace the few that didn’t survive the winter.

**Discussion/Questions**

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

 **Reminder that Invoices for Assessments will be mailed out by May 1, 2011 and you will 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.**

 **B**) Resident asked about HUD foreclosure on the home on 855 B. It was reported that potential buyers have been looking at it.

 **C)** Resident asked whether bridge on CR 144 was going to be replaced. He had received a letter in the mail that stated TxDot was

 going to be doing the work. When the project begins, the bridge will be closed for approximately 3-5 months.

 **C)** Resident asked about the Meadowland community garage sale. It is projected it will be either this October or November. More to

 follow on this matter.

 D) It was reported that a resident had his truck broken in to. It wasn’t serious as nothing was taken or broken and the truck was

 unlocked. Please be mindful of property left outside and be on the lookout for your fellow neighbor’s well being.

**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 & upkeep 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 yard crews in the area. Your neighbor who does maintain their yard does not want to continually have to look at an unsightly yard.\*\*\*\***

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

 (5)You can visit our website, www.meadowlandhoa.com for any forms or information you may need.

**Adjourn Meeting** (Approved and seconded) **by T**eri Votour @ 7:30