**Meadowland Property Owner’s Association**

P.O. Box 45

Alvin, Texas 77512

**Tuesday, August 6, 2013**

**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)**

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 ***Special Notice*: *This is our second meeting for the year since going to bi –annual meetings. Since our last meeting I have only had one homeowner ask –so the decision was the right one. For the amount of homes we have and the level of participation, two meeting a year is more than enough.***

**OLD/PENDING BUSINESS:**

1. **I have been advised that the property at 1032 CR55 A was finally sold at auction. Most importantly, it is out of MPOA’s control.**
2. **Property @ 2935 CR 855 C has been reclaimed by the original owner and all past due payments have been received.**
3. **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 are going to be issued to each and every one of you 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. **All assessments have been received for the year, including vacant house and those For Sale. Insurance for the officers and for the neighborhood have been renewed for the year. Taxes have been filed and the light bill has been paid.**
2. **There was not an election was held this year because the Board members made the decision that terms would be 2 years at a time. This was for the same reason that the decision was made to have two meeting a year – LACK OF PARTICIPATION/INTEREST. It cost money to do a mail out for the election & the last two years there were no new nomination’s received. The current Board has been reelected for the last several years by default. There can only be two reasons for this-either everyone is happy with the way we have been running things for the last few years and want us to continue or nobody cares, one way or the other. I prefer to look at it as though everyone is happy with us although we certainly would like more participation.**
3. **The Board has 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 this year 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 type 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.**
4. **The only expenses that are in the foreseeable future are office supplies and new solar lights & mulch for the flower beds on the perimeter of the subdivision. If anyone has any suggestions or improvements that you would like to see done, by all means please let one of us know.**

 **The last order of business I would like to bring to everyone’s attention is the continual disregard for some of the most basic Deed Restrictions. First and foremost is the trash can issue. They belong in your garage or behind your fence, NOT ON THE SIDE OF THE HOUSE OR IN FRONT OF THE GARAGE. We have been more than fair on this matter and have not issued any violations in a long time. It has got to the point where the situation is being taken advantage of. Going forward, violations will be issued to any resident that that leaves their can/cans out in any of the aforementioned places.**

 **Secondly, No SIGNS are allowed in your front yards EXCEPT for property For Sale and political signs. Political signs are only allowed within a certain time frame before any election and must be removed promptly after any elections. No baseball camp, BBQ cook off, soccer registration, etc. signs are permitted. See Section 12 of your Deed Restrictions. If you want to display these type of signs your welcome to put them at the entrance on Brown (CR 855 A) or along the easement along CR 144.**

 **Some fence straightening is going to be done along Chris Sundleys yard. This panel was never replaced after IKE and it continues to lean very badly due to its placement along the top of the ditch on CR 144. The homeowner has agreed to tightening straps being used on the inside in an effort to straighten it. This is the only option, the post is already three feet in the ground and it sits right on top of the ditch.**

**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.***