

MEADOWLAND PROPERTY OWNER'S ASSOCIATION
P.O. Box 45
Alvin, Texas 77512

Tuesday, January 4, 2011
7:00 P.M.
Presidents Home

Agenda

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

Approval to waive reading of minutes from Last Quarterly Meeting

(Approved and seconded)

Treasurer's Report (See Attachment)

(Approved and seconded)

Old/Open Business:

- 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!
- B) Open amendments on the website that need to be approved. Please take the time to review & make your voice heard.
- C) Court date that was originally set for Nov. 1, 2010 has been delayed, pending requested jury trial. We have submitted a settlement offer thru our Attorney. If accepted no trial will be necessary. At this time awaiting plaintiffs response to our offer.
- D) Foreclosure @ 2954 CR 855 B is now in the hands of an actual realtor with HUD. I will be pursuing our previously submitted claim for monies owed to MPOA through them.

New Business/ Discussions:

- A) Home @ 1032 CR 855 A that was a source of some questionable illegal activity has been vacated and trashed in the process (including the removal of outside AC unit) by the homeowner. Anyone who may have information on how to contact her, 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 seeking Deed Restriction compliance against a homeowner. After numerous attempts to have this particular homeowner bring their yard maintenance issues into compliance with sporadic results, the matter was turned over to our attorney for further handling. Resident apparently believes they are the only homeowner who has ever received a violation regarding the upkeep of their property. I am quite certain that anyone reading this knows that is not the case, many residents over the years have received a violation for one thing or another, a lot of times the resident may not even be aware that the restriction exist, but once it is brought to their attention, they correct it and that is the end of it. It cost 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:

Reminder!!! Annual dues will be \$110.00 this year and will become due beginning May 1, 2011.

Adjourn Meeting (Approved and seconded)

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.
 - (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 continually to look at your unsightly yard.****

B) Request for copies of the Deed Restrictions/Bylaws can be submitted to any Board member, through our PO Box or on our website - www.meadowlandhoa.com

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Financial Report
Sept. 29, 2010 – Jan. 4, 2011

Beginning Balance: **\$2,298.30**
Income:

Assessment Dues	\$	0.00
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Total	\$	0.00

Expenses:

Attorney Fees	\$	165.98
Yard of the Month Award	\$	150.00
Lawn Care	\$	500.00
Website	\$	29.94
Photos	\$	19.46
Bank Fees – Low Monthly Bal.	\$	12.00
Supplies*	\$	34.81
Total	\$	912.19

*General office supplies, postage, paper, envelopes, ink

Ending Balance **\$ 1,386.11**

Any project ideas???