**Meadowland Property Owner’s Association**

P.O. Box 45

Alvin, Texas 77512

Tuesday, Sept. 28, 2010

7:00 P.M.

President’s Home (3045 CR 855 B)

Minutes

**Homeowners Present**

 Dan Ewing Stacy Gates Carl Votour

 James Scott Julie Manuel

 Ronald & Misty Urdiales Tiae Hoffman

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

7:00 pm by Dan Ewing

Seconded by Ronald Urdiales

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

Approved by Dan Ewing

Seconded by Ronald Urdiales

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

Approved by Dan Ewing

Seconded by Ronald Urdiales

*1. Everyone was in agreement*

**Old/Pending Business/Discussion**

 1) Yard of the Month *– August: James & Johnnie Carpenter – 2954 CR 855 C*

 *July: Chad Novak & Sara Harrison – 1028 CR855 A*

 June: James & Janice Hazley – 3084 CR 855 B

Congratulations to these residents for the pride of ownership shown in the upkeep of their property! Job well done!

 *2) Still need the amendments approved that will enable us to amend the deed restrictions. There are 7 of them listed on our website. PLEASE take the time to review these and cast your vote. We will then file these changes to the deed restrictions at the courthouse. They are simple proposed changes, basically just rewording some of the language that is outdated. Thank you for your attention to this matter!*

2/3’s majority is needed to pass. That equates to 52 signatures.

*3) Request for Improvement/Architectural Compliance. Must comply with architectural standards of community as set forth in Deed Restrictions. Remember, if you are wanting to make any alterations/additions to the outside of your home, excluding normal maintenance & repainting (of a different color) you must first submit a request for approval before any work is started.*

 4) Court date of November 1, 2010 has been set in the matter of M.P.O.A. vs. Meadowland resident (unnamed) in an effort to collect monies due the association relating to the filing of the suit.

 5) Questions/Open Discussion:

· Repainting was defined as painting using a different color than the existing one on the house in question. If you use the same color, then you would not need to secure a Request for Improvement/Architectural Compliance form.

· Terry will look into changing files on website to PDF files

· A resident is concerned about neighbor’s yard behind their fence not being maintained properly. Grass is too long and snakes are becoming an issue.

· A resident was concerned about The Alvin Advertiser not being delivered anymore. Terry called the Alvin Advertiser and asked them to deliver papers on an individual basis. She has remedied this situation for the following residents: Phillip Fields, Barlow, Gordon, Gates and Hoffman. If you would like the paper delivered to your residence, please call The Alvin Advertiser and let them know your request.

· A resident reported that flower beds are an issue on Mandy.

· Residents are concerned about speeding cars, Terry will call the sheriff to ask if they can do more. In the meantime, please report speeding cars and suspicious activity to the sheriff.

**New Business/ Discussion**

1) The sale of 3045 CR 855 B was recently finalized, new resident should be moving in soon. The foreclosure/resale of 2954 CR 855 B is still an ongoing issue. Wells Fargo has had the fencing in the backyard and on the east side of the property replaced/repaired. The yard maintenance continues to be an issue although they have retained a company here in town to keep up with the mowing. Terry is in weekly contact with them and will continue to be until they bring the property into proper compliance & readied for resale.

2) National Night Out is coming up on Tuesday Oct. 5th. Once again Terry has registered Meadowland with the national organization and requested Brazoria County Sherriff dept. to make an appearance. They were a no show last year due to time constraints but have promised not to let us down this year. They offer a lot of crime prevention tips and let us know what is going on in our general area and throughout the county. Anything anyone of us can do to keep ourselves and our families from being a victim of crime is a positive thing in the times we live. Get out and talk with your neighbors, meet ones you may now know and help to keep all of us who live here a little bit safer.

3) The Board has voted to raise our assessment dues effective with the **May 2011** billing. Since the inception of our Homeowner’s Association (14 years) we have not had an increase, even though the cost of goods & services as well as the cost of living has continued to rise. We have lights we pay for, insurance premiums for common property items (perimeter fencing, mailboxes) as well as easement maintenance, etc. The cost of maintaining these items has continued to rise just like everything else we pay for in our homes.

The Board has at its discretion, the right to approve an amount up to a **10% increase** or in the conformance in the rise of the **Consumer Price Index**, whichever is greater, **without** a vote of the members of the Association. Refer to the Deed Restrictions, **pg 5-6, Section 3** for clarification. Therefore, with the billing of assessments in May of 2011 our invoices will reflect this increase and the amount due on our annual assessments will be **$110.00.**

**4)** In addition to the common reminders mentioned below, please be advised this is amended to note that easements **behind** some of the homes on **CR 855 A** are not being mowed on a regular basis. This is part of your responsibility when mowing yards.

**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 **MUST** 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 & 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 dothe 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 new website - www.meadowlandhoa.com

**Adjourn Meeting (approved and seconded)**

 8:15 by Ronald Urdiales

 Seconded by Dan Ewing

See you at National Night Out this coming Tuesday, October 5th at 3045 CR 855 B!