

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE PARK
VILLAGE ESTATES COMMUNITY ASSOCIATION HELD ON JANUARY 6,
2020, AT 6:30 AT PEARLAND PUBLIC LIBRARY**

DIRECTORS PRESENT

Debbie Johnson
Cathy Yeatts
Trinita Toler
Chuck Redman

DIRECTOR ABSENT

David Long

IN ATTENDANCE

Kristi Cole from Graham Management was in attendance and took the minutes of the meeting.

APPROVAL OF MINUTES

- The minutes of the July 8, 2019 board meeting were reviewed and approved as written.

HOMEOWNER FORUM

No homeowners were present.

FINANCIALS

The November 2019 financials were reviewed, discussed and approved.

- 2019 Assessments were 96% collected.
- Operating Funds-\$12,362.26
- Reserves-\$104,899.19
- 2020 Pre- Paid assessments-\$13,652.36
- SE30112-Homeowner claims the address on file is not an accurate address and has not received any correspondence in regards to their deed restriction violation. Management confirmed the address on file is the same as Brazoria County Appraisal District. The board voted to remove the fees if the violation is cured within 30 days.

LEGAL REPORT

- Holt & Young-the legal status report was reviewed, discussed and approved.
- CL60204-Homeowner made a settlement offer of \$739.36 (total payoff is \$939.36. Board denied the settlement offer and counter offered to waive interest and late fees, pay the balance in full in 6 months and the 2020 assessments must be paid on time and in full. The homeowner has a history of requesting fees to be waived. The board will not waive any more fees moving forward.
- BD40305-The board unanimously approved Authorization for Foreclosure.
- BD40306-The board did not approve DRV lawsuit for failing to restore flower beds. The board asked the attorney to seek alternative solutions.

- Fence Height & Variance: The board voted unanimously to approve a resolution for fence height and the ability to grant variances. When the document has been recorded and returned, management will send a copy to all the ARC members and Ms. Yeatts will put it on the website.

DEED RESTRICTION REPORT

The board reviewed and discussed the deed restriction report.

- PD50528-The board voted unanimously to send to the attorney for failure to cure deed restriction for replacing a window.
- CR10611-The board unanimously voted to send to the attorney once the 30 day demand has expired if the homeowner did not remove the tarp from the roof by expiration of the demand letter.

OLD BUSINESS

None

MANAGEMENT REPORT

- The board voted unanimously to approve the tax preparation proposal from Carlos Taboada.
- Ms. Johnson advised that she is getting multiple requests for the same properties. The board agreed that only homeowners, not renters would be approved on the Facebook page and website.

ARC

- The board voted unanimously to have the attorney prepare a policy for approved roof shingles & colors.

ACTIONS TAKEN OUTSIDE OF MEETING

None.

ASSIGNMENT OF OFFICERS

President-Debbie Johnson

Vice President-Trinita Toler

Treasurer/Secretary-Cathy Yeatts

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 7:40 pm.