

# Crown Oaks Property Owners Association, Inc.

**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**January 15, 2015**  
**Montgomery Community Center**  
**6:30pm**

**Call To Order:**

The meeting was opened at 7:30pm by Dean Wilburn when a Quorum was established.

**Establishment of Quorum:**

**Roll Call:**

<b>Aaron Pritchard, President:</b>	<b>Present</b>
<b>Mike Kelly, Vice President:</b>	<b>Present</b>
<b>Stacey Kilgore, Treasurer:</b>	<b>Present</b>
<b>Cathi Bass, Secretary:</b>	<b>Present</b>
<b>Kenny Ritter, Director, ARC:</b>	<b>Present</b>
<b>Delbert Rodgers, Director:</b>	<b>Absent</b>
<b>Kevin Hosier, Director:</b>	<b>Absent</b>
<b>Mindy Porter, Director:</b>	<b>Absent</b>
<b>Dean Wilburn, Director:</b>	<b>Present</b>

**Management:**        **Jennifer Stanley, SPPE**

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**November 13, 2014 Board Meeting Minutes:**

**Motion:**        Kenny Ritter made a motion to approve the November 13, 2014 Board Meeting Minutes as presented.

**Second:**        Dean Wilburn seconds the motion.

**Carried:**        The motion was carried.

**Financial Reports:**

**Discussion:** The Board reviewed the 2014 Year End Financial Reports compared to the 2014 Projected Budget and discussed the need to have the Reserve Study Updated.

**Motion:**        Stacey Kilgore made a motion to approve the Financials as presented.

**Second:**        Dean Wilburn seconds the motion.

**Carried:**        The motion was carried.

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## **Old Business:**

## **Maintenance Report:**

### **Crown Oaks Park - Painting Swings**

**Discussion:** The Board reviewed a bid submitted by McKenna Construction for painting of the existing equipment – Hold

**Park Signs:** New Park Rule Signs have been installed at both Parks.

### **McKenna Construction's Bid for Repairs:**

**Discussion:** The Board reviewed McKenna Construction's Bid for repairs which includes post/cable fencing repair at the rear entrance and across from Majestic Park, additional post/cable fencing at the perimeter of Majestic Park, 2 gates on the Dam and 2 Stop Signs.

**Motion:** Dean Wilburn made a motion to approve McKenna Construction's Bid for repairs.

**Second:** Kenny Ritter seconds the motion.

**Carried:** The motion was carried.

**Road Repairs:** Kevin Hoiser will work with the road contractor on current needed road repairs.

**Drainage:** The Board reviewed drainage concerns brought by Owners.

**Lakes and Water Wells:** Hurricane Lake & Fountain is working on the TCEQ Reports for the Community.

### **Entrance Gate:**

**Discussion:** Repairs to the Exit Gate Operator at the Front Entrance were made, All Gates and Access will provide a proposal for the concrete and track work needed on both sides of the Front Entrance, work to be schooled in the spring. Officer Bible will be asked to assist in traffic flow during the project.

### **Whaley Request for Modified Easement Agreement and Variance:**

**Discussion:** The Association's Attorney is reviewing and drafting documents for the Board's review.

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# Crown Oaks Property Owners Association, Inc.

## **New Business:**

**Social Committee:** Good turnout for the Christmas Event, working on Easter Function.

## **Communications:**

**Discussion:** The Board will review information on Nabor Network – an interactive Community Page.

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## **Adjournment:**

**Motion:** Dean Wilburn made a motion to adjourn the Board Meeting at 8:09pm.  
**Second:** Stacey Kilgore seconds the motion.  
**Carried:** The motion was carried.

## **Next Meeting:**

The Board will meet the 3<sup>rd</sup> Thursday of every other month at the Montgomery Community Center at 6:30pm.

Thursday, March 19, 2015

Thursday, May 21, 2015

Thursday, July 16, 2015

Thursday, September 17, 2015

Thursday, November 19, 2015

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Submitted by: Jennifer Stanley, Community Manager

Signed: \_\_\_\_\_ Date: \_\_\_\_\_