

SCOCIA Board Meeting Minutes

December 5, 2011

President Thomas called the meeting to order at 6:40 PM. Also present were Gary Stephens, Secretary and Carl Lenz, Treasurer and John Roehrig, Vice President. David Muntsinger, Parliamentarian did not attend. President Thomas left at 7:15PM for another appointment. Mr. Roehrig presided over the rest of the meeting.

Security Report

The Constable's report was presented by Sgt. Walton who was filling in for Constable Schmidt. Sgt. Walton reported the following calls that were of particular concern.

1. Unknown suspect forced entry into a residence and stole items. The case is active and leads pending.
2. Unknown suspect forced entry into a resident's vehicle and stole items during night hours.
3. Unknown suspect started a dumpster fire. The case has been referred to the Fire Marshall.

There were 9 alarm, 8 suspicious persons, 6 suspicious vehicles and 14 miscellaneous calls.

Treasurer Lenz has received the security contract from Constable Hickman's office for 2012. The contract assigns 70% of one Constable's time dedicated to our community. The cost of the 2012 contract is \$63,952.00. The contract was signed and returned to Sgt. Walton so he can hand carry the document to the Constable's office.

The community also contracts for security from an off duty Constable for additional hours. The cost of this service is based on hours worked and costs about \$12,000 annually.

There was discussion about the recent robbery of a resident's home. The Board will consider adding additional hours to our off duty Constable in order to improve security coverage.

The Constable urges residents to report suspicious activity, vehicles or persons immediately so they have time to respond. Please report incidents to 281-376-3472.

Committee Reports

Reserve Study Committee

President Thomas reports that a meeting will be scheduled in early January to review bid specs for renovation of Club House 1. The renovation is anticipated to be about \$120,000. The committee is made up of Mark Mahana, Judy Harr, Carl Lenz, Dave Muntsinger, Gary Stephens and Butch Thomas.

Deed Restrictions

Mr. Rumsey discussed the ongoing issues of fences. There was discussion of different types of fence material. After discussion, it was agreed that wood fences are cost effective, easily installed and maintained. Mr. Rumsey recommended that as new fences are installed that the sprinkler heads on the street side be adjusted so the water spray does not hit the fence. A portion of our issues with fences is that sprinklers have bleached portions of the fence which creates an old look over a short period of time.

Mr. Rumsey continues to send out deed restriction violation letters with good results.

Architectural Control Committee

Blake Boeker, Committee Chairman presented a drawing that has been developed as the standard for new fences facing major streets in the community. There was discussion of a request from a resident regarding installing a play house. Following discussion, the Board requested Mr. Boeker to look at the location of the play house to determine if the installation should be approved.

Landscaping Committee

Mark Mahana, Committee Chairman reported two sprinkler system back flow preventers have been stolen. A police report has been made. These will be replaced with in ground units at a cost of \$1050.00

Mark reported winterizing the irrigation system will be completed soon. He reported that electrical outlets have been repaired at the front entry monuments for Christmas decorations.

Mark reported that 5 companies were invited to bid on our landscape contract. Only two showed up and only one submitted a bid.

The monuments at Louetta and TC Jester need to be cleaned. Mark will gather bids for cleaning.

Safety and Security Committee

No members present. No committee report received.

Pools and Clubhouses

Judy reported no problems with the buildings at this time

Tennis Committee

The Tennis Committee installed the Christmas decorations for the community. We appreciate everyone's effort in placing the decorations

Basketball

No members present. No committee report received.

Soccer

No committee members present. No report.

Playgrounds

No committee members present. No report.

Swim Team

No committee members present. No report.

Directory and Block Captains

Michelle Clark reported that work continues toward completion of the block captain's list. The 2012 Directories are anticipated to be to the residents in the spring of 2012.

Children's Activities

Breakfast with Santa is scheduled for Saturday, December 10 at CH 2. The Santa Parade will be at 8AM and the Breakfast from 9A to 11A.

Scoop

The first addition of the Scoop is anticipated to be to residents homes by the second week of December.

Website

No report was available.

Treasurer's Report

Treasurer Lenz reported that there are two delinquent home owners' dues accounts. There are two abandoned homes in the neighborhood.

Income for October was \$4,691 with year to date income of \$478,682. Operating expenses were \$59,097 and year to date expenses were \$442,861. Year to date capital expenses are \$65,523.

2011 expenses are expected to be slightly above budget due to \$9,000 for wiring and lights and \$6,000 for tree removal.

Budget highlights are:

Year to date income is 81% of planned income.

Year to date expenses are 90% of budget.

Capital expenditures are \$16,000 under budget for the year.

Our cash position is \$409, 124 at the end of October with these funds in Amegy Bank and Bank of Texas accounts.

A motion was made by Gary Stephens that the Treasurer's report be accepted. John Roehrig seconded the motion. The vote to accept was unanimous.

Board Meeting Minutes

Mr. Lenz made a motion which was seconded by Mr. Roehrig to accept the November+ minutes as presented. The minutes for 2011 meetings are posted on our website for resident review.

Old Business

The Board was provided with information from our attorney, Mike Treece, regarding the adoption of policies and changes to our bylaws necessitated by changes in State law. The Board unanimously adopted changes to our bylaws and policies dealing with Collection Policy, Document Retention Policy, Document Production and Copying Policy, Deed Restriction Enforcement Policy, Roofing Guidelines, Religious Item Guidelines, Solar Device Guidelines, Flag Guidelines and Rainwater Systems Guidelines. Due to the volume of documents, they will be posted on our website as required by State law. The signed and notarized documents were sent to Mr. Treece for filing as required by law.

New Business

No new business.

Adjournment

Carl Lenz made a motion to adjourn which was seconded by John Roehrig. The meeting was adjourned by unanimous vote of the Board.

Respectfully submitted,

Gary Stephens

Secretary

December 18, 2011