

PARKSIDE AT PERRY HOMEOWNER'S ASSOCIATION, INC.

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PARKSIDE AT PERRY HOMEOWNER'S ASSOCIATION, INC. HELD AT 6:00 PM ON SEPTEMBER 26TH, 2011, AT 9939 FARRELL DRIVE, HOUSTON, TX 77070.

DIRECTORS PRESENT IN ATTENDANCE

Kathy Weingeist, President
Julia Taylor, Vice President
Laurie Nimberger, Secretary
Paul Paularena, Treasurer
Pat Harper, Director

DIRECTORS ABSENT

All Present

IN ATTENDANCE

Heidi Flores representing the Managing Agent, Association Management, Inc.

HOMEOWNER FORUM

Forum not held as no homeowners were present.

CALL TO ORDER

Due to the notice of the meeting having been given and a quorum being present, the meeting was called to order. Kathy Weingeist, President, presided and Heidi Flores assisted in recording the Minutes.

ADOPTION OF AGENDA

On a motion duly made, the agenda was adopted.

CONSIDERATION OF MINUTES

On a motion duly made, the Board approved the minutes of the meeting held on August 15, 2011.

MANAGER'S REPORT

Financials Statements: The Board reviewed the financial statements for the month ending August 31, 2011 at which the Association had a cash balance of \$ 21,588.69 in the Operating Fund and \$ 8,039.41 in the Replacement Fund. For the month ending August 31, 2011, the Association showed total operating income of \$ 63,145.63 and year to date operating expenses of \$ 58,756.24 thus resulting in a surplus of \$ 4,389.39.

On a motion duly made, the Board approved reclassing \$ 2,058.92 from the operating fund to the replacement fund for the irrigation repairs conducted during the month of August 2011.

The Board of Directors accepted the August 31, 2011 financial statements with the reclass mentioned above.

Accounts Receivable Summary Report: The Managing Agent informed the Board that the current accounts receivable report indicates a delinquent balance of \$ 18,679.68 as of September 23, 2011. Red Rock Financial Services collected \$ 1,803.04 during the month of September alone and \$ 5,427.32 year to date.

On a motion duly made, the Board approved payment plan requested by UNIT 0049 through Red Rock Financial Services with the following stipulations:

- First payment to be received by October 15, 2011
- Remaining monthly payments must be made by 15th of each month

Deed Restriction Issues:

The Board of Directors reviewed correspondence received from 9906 Farrell stating that their yard is used as a thoroughfare for individuals walking to exit Section 2 of Parkside at Perry. This issue makes it difficult for them to maintain a healthy and attractive yard.

On a motion duly made, the Board approved having the association add pavers or stepping stones to match the current sidewalk as a solution to this problem with homeowner consent.

Service Request 1198190: This service request has been closed effective September 26, 2011 as violation has been resolved.

Service Request 1251756: This service request is still open but Board has informed managing agent not to pursue legal action at this time but determine if association has ability to repair and reimburse.

ADDITIONAL BUSINESS

Annual Meeting Preparations: K. Weingeist provided H. Flores with a list of accomplishments for 2011 and goals for 2012 to be included in the annual meeting presentation.

Wooden Fence Replacement: K. Weingeist provided (3) quotes from Texas Vinyl Systems to install vinyl fencing to match the existing fencing throughout common areas.

Quote 1: Repair 4 section of fence and install 741' of 3-rail fence – cost is \$7,358.60

Quote 2: Repair 4 section of fence and install 453' of 3-rail fence – cost is \$4,474.21

Quote 3: Repair 4 section of fence and install 288' of 3-rail fence – cost is \$3,321.71

This item was tabled for future discussion.

Joseph H. Stoller Engagement Letter for filing of 2011 corporate federal tax return:

On a motion duly made, the Board accepted Joseph H. Stoller's engagement letter dated August 18, 2011 for filing of 2011 corporate federal tax return.

Signature Cards for Capital One Bank: H. Flores informed the Board of Directors that K. Weingeist, President and P. Paularena, Treasurer are being placed on the Capital One Signature Cards along with R. Lowstetter, Director Single Family Division / AMI and H. Flores, Community Manager/AMI.

Gate Key Pad: K. Weingeist informed H. Flores that Stewart Doors is not authorized to program any built-in gate or garage door programs as when this action is taken, it disrupts the current programming.

2012 Collection Efforts: H. Flores instructed Board of Directors that 2012 billing statement allows for a payment plan of \$ 100.00 per month through April which is identical to the verbiage placed on the 2011 statement. 2012 collection efforts tabled for future discussion when legislative statues are finalized.

Transfer of ownership on alleys/street from developer to HOA: On a motion duly made, the Board approved leaving the Harris County Appraisal District Accounts listed below under the developers name due to the cost involved in transferring to the association's name. The association is legally responsible for this property regardless of listed owner.

- HCAD Acct#1208440010044 (Private Alley)
- HCAD Acct#1215670010038 (Private Alley)

Update on Fire Hydrant / Detention Pond Request: H. Flores instructed Board of Directors that they should make plans to attend future Mills Road Municipal Utility District Board Meeting to speak during open forum regarding denial of fire hydrant painting. This recommendation came from D. Green, paralegal for Coats, Rose, Yale, Ryman & Lee, who is the law firm representing Mills Road MUD.

H. Flores also informed Board that she e-mailed Mr. Froboese of Water Management District to request the following information and she is currently awaiting a response:

- Date when fire hydrants were last tested?
- Approximate date as to when they will be tested again?
- Approximate date as to when they will be painted?

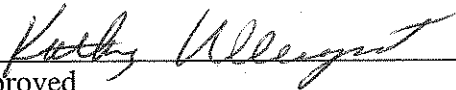
Welcome Letter for Renters: J. Taylor informed Board that she is working on welcome letter for renters and will have finalized prior to January 1, 2012.

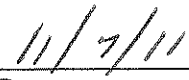
SCHEDULING OF NEXT MEETING

The next Board of Directors meeting is scheduled to be held in January 2012 and location, date and time will be determined via e-mail in early January 2012.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:30 PM.


Approved


Date