

Heritage Lakes

Board of Directors Meeting – Open Session

Minutes – January 22, 2008

Ballroom – Heritage Lakes Clubhouse

Attendees

Board members present were: David Arbuckle, Peter Brezgiel, Danny Carr, Michael McCord, Fran Wilson

Select Management: John Vickers and Leslie Rolandt

Meeting called to order at 8:00 p.m.

Motion to approve December 20, 2008 minutes as submitted. All approved.

Financial

John Vickers said December financials had not been received from SBB. Texas Capital CD matured and needs to be reinvested. John Vickers to get signature cards for CD.

Motion to approve treasurer to review and approve payment plans independently and recap at board meetings. All approved.

Judy is now an employee of Select Management

John Vickers reviewed with the Board his maintenance worksheet as of January 22, 2008.

Committee Reports

ACC

Liaison, Michael McCord, discussed the difficulties with the amount of detail the ACC&Rs required for approval. He recommended rewriting the Heritage Lakes Homeowner Association Inc. Design Guidelines to be more homeowner friendly.

Michael submitted five new members for approval. They are Michael McCord, Dudley Wilson, Alvin Huerta, Chris Dobrey, and Grant Rodolph. All were approved.

Clubhouse

Change out doors in craft room \$1400, and replace guard shack doors and windows \$15,000. Motion to approve; all approved.

Communications

No report.

Golf

No report. David expressed interest in adding golf lessons for children to golf activities. Leslie to get with Kevin Gies about installing old golf rules board.

Security

Fran mentioned the committee had received a proposal for fencing the 3.3 acres for \$25,000. John Vickers is to get comparable bids for future motion to the Board.

Landscape

Motion to approve Fannin Nursery proposal for planting 4" caliper trees \$55,432.66 and maintenance \$5,400. All approved.

Pools and Lakes

Peter submitted that Magnolia Fisheries would do the lake study in April for \$1200. Motion to approve. All Approved.

Motion was made to purchase 40 chaise lounges and 10 chairs for the pool at a cost of approximately \$7000. All approved.

Motion to approve purchase of new pool pump (\$5,600) vs. rebuilding it (\$4,400). All approved purchase of new pump.

John Vickers submitted Engineering Retaining Wall Systems proposal for repair of slope failure on Honor Drive. As this is the cheapest bid to date, the decision was to tentatively approve the bid pending an opinion by an engineer. If the engineer approved, then John Vickers is to Email the Board for final approval.

Safety

Start enforcement of vehicle sticker and post orders on January 22, 2008.

Committee requested board to approve getting legal opinion on background checks for renters in order to consider restrictions on renting to persons with criminal backgrounds. Motion was tabled.

Social

New Year's Eve party was a success with about 65 people in attendance.

Meeting adjourned at 10:45 p.m.

Next meeting scheduled for February 25, 7:00 p.m.