

# MEADOWCREEK HOMEOWNERS ASSOCIATION, INC.

## MINUTES OF THE 2008 ANNUAL OWNERS MEETING

**Date:** Wednesday, April 23, 2008

**Place:** Neighborhood Pool  
5111 Cloud Ln  
College Station, TX 77845

*DRAFT – to be approved  
at 2009 Annual Meeting*

**Call to Order / Proof of Notice:** Noting the present of a quorum in person and by proxy, Rick Jenkins called the meeting to order at 6:25 pm. Community Association Manager Sara Huff delivered Proof of Notice of the meeting by show of certified mail packet, which had been mailed by regular postage to all members on record as of April 3, 2008.

**Introductions:** Rick Jenkins introduced himself as President and Board Member of the Meadowcreek Homeowners Association. Also present was Treasurer Board Member and Resident Chris Weldon. Vice-President and Board Member Chris Menger and Secretary and Board Member David LeBoeuf were present by proxy. Representing RealManage was Community Association Manager Sara Huff and Assistant Community Association Manager Rachel Golston

**Approval of Minutes:** Members present reviewed the minutes of the 2007 Annual Meeting held May 25, 2007. There being no corrections or additions to those Minutes, a motion was made by Angela Dean and seconded by David Pritchard to approve the Minutes as written. Motion carried.

**Manager's Report:** Community Association Manager Sara Huff presented the Manager's Report. Report contained the following: overview of operating budget, announcement of number of homes closed to date, summary of deed restriction enforcement process, summary of ACC process, announcement of recently adopted fine policy.

**Development Report:** President Jenkins presented the Development Report. Report contained the following: explanation of law suit against Developer by neighboring property owners, future development plans (next phase to start in 120 days, 88 lots to be built), current build out percentage (50%).

**Nomination and Election:** Vice President Jenkins opened the floor for nominations. Jim Ferguson and David Pritchard were nominated from the floor. Assistant Community Association Manager Rachel Golston collected ballots and tallied the vote with the assistance of Community Association Manager Sara Huff. David Pritchard was elected to the Board to serve a three year term expiring in 2011.

### **Business:**

1. Deed Restriction Enforcement – Homeowners expressed concerns regarding the enforcement of the deed restrictions. Association Manager Huff explained the deed restriction process in detail.
2. Excessive Street Parking / Speeding Vehicles – Homeowners expressed concerns regarding excessive street parking and speeding vehicles. President Jenkins explained that because the streets belong to the County, it is a County issue. A petition was created and passed around to residents for signature. Developer and Management to assist residents in coordinating contact with the County Commissioner regarding the street issues in the subdivision. President Jenkins to include signage (Children at Play; School Bus Stop) in future community development plans.
3. Maintenance of Drainage Easements and Common Areas – Management stated that common areas would be mowed the first week of May and that maintenance will continue on a regular basis.
4. Lighting and Amenities – Homeowners requested additional lighting at pool area and benches near the playscape. Management to address issue of lights in the pool not coming on at night.

**Adjournment:** There being no further business to consider, the meeting was adjourned at 8:10 pm.

ATTEST:

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Rick Jenkins, President