**Five Oaks Subdivision Property Owners Association**

**5102 Five Oaks Drive**

**Spring, TX 77389**

Minutes for the Annual Meeting of the Five Oaks Subdivision POA April 14, 2015

Meeting was called to order in the Northampton elementary school Cafeteria at 7:38pm with 38 eligible voters in attendance. The Quorum needed for this meeting was 25. We currently have 313 Property Owners – 75 of the property owners are not in good standing making them in eligible to vote. Reason is as follows but not limited to – nonpayment of POA fees, Deed restriction violations and/or residing resident not the homeowner present.

Brief discussion of Quorum was had by all in attendance.

The Minutes for the April 8, 2014 were presented to all in attendance to read and review – after brief discussion motion to accept and 2nd by eligible voters – motion carried with all in favor of accepting minutes as written.

The Financial report was presented for the 1/1/2014 to 12/31/2014 year. With a beginning balance of $13,355.74 + deposits of $46,203.47 – expenditures of $57,934.87 left a balance of $1,624.34.

 Brief discussion brought up about report

1. Constable – hours and cost – explained that the Sheriff’s department has jurisdiction over five oaks but we do not have a contract in place such as Northampton, Bridgestone etc. as we are not part of a MUD District.
2. MUD District – We cannot be part of a MUD District as we have a private water company.
3. Septic tanks – Discussion about if we can have them installed – D. Maxwell talked to attendees about new septic laws and regulations.
4. Legal expenses – Why do we have a lawyer? It is the responsibility of the FOSPOA to make sure all homeowners are abiding by the articles and restrictions set forth that governs the Five oaks Subdivision – all prior work has been done by volunteers and some homeowners will not comply so it is the position of the board to contact legal counsel to review the paperwork and doings of the board and the association.

After discussion and reviewing the report motion to accept and 2nd by eligible voters – motion carried with all in favor of accepting financial report as written and presented.

Amendment proposal presented to property owners – see below

Article VI

Add

Section F - Access fines for uncorrected violations of Article 6, section 1-22 of the declaration, use restrictions and Bylaws.

1st notice - $25.00 fine

2nd notice - $50.00 fine

3rd and final Notice $100.00 monthly until corrected.

Article XIII

Add Section 13.03

Condition of houses

1. All homes will be kept in good repair, including but not limited to the siding, trim, windows and roof.
2. All homes within the five oaks Subdivision will have skirting installed within 30 days of placement. All skirting material will be suited for such use and kept in good repair.
3. Exterior of homes will be kept free of mold and mildew and freshly painted every 7 years or as needed.

These Amendment proposals were discussed. Motion to approve amendments and 2nd – motion carried with all in favor of accepting the amendments as presented including fines to be accessed as noted.

The Yearly POA Maintenance fees increased due to financial need by the association to cover monthly expenses from $146.75 to $160.00 – The increase is $13.75 – the association has the right to increase 10% is there is a financial need to cover and accommodate the Associations monthly expenses.

Patrolling of the Subdivision by the Constable was brought up once more and after discussion of hours, need, etc. it was motioned and 2nd to verbally contract 2 Constables for a total of 30 hours per month - – motion carried with all in favor of accepting a verbal contract with the Harris County PCT 4 Constable officers for 30 hours patrolling per month.

Motion to adjourn the meeting at 8:49pm and 2nd - motion carried to adjourn the meeting complete

Recorded and Submitted by Courtney Martin, secretary FOSPOA