

BOARD OF DIRECTORS REGULAR MEETING AGENDA

THURSDAY, JANUARY 28, 2010

2:00 P.M.

ASSOCIATION OFFICE

2:00 NEW DIRECTOR ORIENTATION

2:45 BOARD PHOTO

3:00 CALL MEETING TO ORDER

3:01 1. CONSENT AGENDA

(All Consent Agenda items listed are considered to be routine and will be enacted by one motion. Separate discussion of an item may be requested by a Director; the item will then be removed to the regular agenda)

- Consideration of and action on minutes from November 19, 2009 Board Meeting*
- Consideration of and action on setting the 2010 Annual Meeting date for December 9, 2010
- Consideration of and action on Resolution 2010-01 authorizing staff to open ten (10) individual bank accounts for each section in Sweetwater*
- Consideration of and action on Resolution 2010-02 authorizing staff to open a new operating account for the Association*

3:05 2. GOVERNANCE

- Consideration of and action on Resolution 2010-03 appointing Hillary Goldstein to fill the unexpired term vacated by Director Jacob
- Election of Board Officers*
- Consideration of and action on Board Liaison Assignments and New Construction Committee Members*
- Execution of Board Documents*
 - Disclose Affiliations with other Boards within Fort Bend County
 - Annual Resolution for Board Commitment
 - Confidentiality Agreement
- Discuss Attendance at Carver Policy Governance Workshop* Attendance (April 9-10)
- Review of Board calendar

3:40 3. WORKSHOP / ENDS

- Consideration of and Action on 2010 Annual Work Plan*
- Consideration of and action on Purchasing Policies*
- Consideration of and action on Amenities Development consultants*
 - Amenities Development update*

- 4:00** **4. MEMBER INPUT TIME**
- Continue with agenda if no members sign in
- CONVENE INTO EXECUTIVE SESSION-**
- 4:30** **5. EXECUTIVE SESSION**
- Discussion of Legal Matters
- RECONVENE INTO REGULAR SESSION-**
- 4:45** **6. MONITORING REPORTS**
- Consideration of and Action on January's Monitoring Reports
 - Asset Maintenance*
 - Covenants and Deed Restriction Enforcement*
 - Financial Conditions (November)*
 - 2009 Annual Work Plan Update – 4th Quarter*
 - Information and Advice to the Board
 - 2010 Annual Summary of Executive Limitations Monitoring*
- 4:55** **7. OWNERSHIP LINKAGE**
- Reports from Directors
- 5:10** **8. BOARD MEETING EVALUATION (Verma)**
- 5:15** **9. ADJOURN**
- 10. INCIDENTAL INFORMATION**
- 2010 Board Calendar (to be handed out at January's meeting)
 - Board Correspondence & Information*
 - Assessment Collection Comparison*
 - December Preliminary Financial Statements (available at meeting)
 - Meeting Notes – Available on Request

*Information in Package