

## BOARD OF DIRECTORS MEETING MINUTES

**DATE:** March 25, 2010  
**PLACE:** FCCA Office  
**ATTENDING:** Sherrie Knoepfel, Executive Director  
Don Olson, President  
Jim Dunford, Vice President  
Hillary Goldstein, Secretary-Treasurer  
Farha Ahmed, Director  
Joyce Walter, Director  
Vanessa Brown, Staff  
Alice Fish, Staff  
Bill Grantham, Staff  
Lynn Haist, Staff  
Bob Jaros, Staff  
Carol Litton, Staff  
Phil Martin, Staff  
Heather Neely, Staff  
Doug Pepping, Staff  
Bill Roy, Staff  
Margaret Hall Spencer, Staff  
Andrew Vacek, Staff  
Lt. Dwayne Williams, Missouri City Police Department  
Drew Mengwasser, TBG  
Leslye Henderson, Austin Park resident  
Anne Keller, Lakes of Edgewater resident  
Vickie Bolen, Lakes of Edgewater resident  
Linda Watson, Lakes of Edgewater resident

Absent: Directors Molloy and Verma

D. Olson called the meeting to order at 3:00 p.m.

### CONSENT AGENDA

- Approve Board Minutes from February 25, 2010
- Approve Executive Session Board Minutes from February 25, 2010

**A MOTION WAS MADE** to approve the consent agenda items. (MOTION: – H. Goldstein; 2<sup>nd</sup> – J. Walter; MOTION PASSED, unanimous)

### GOVERNANCE

- Consideration of and action on authorizing the Audit Committee to select an auditor

**A MOTION WAS MADE** to grant the Audit Committee approval on selecting an auditor and pursue pricing options and give the Executive Director permission to enter into a contract. (MOTION: – J. Walter; 2<sup>nd</sup> – F. Ahmed; MOTION PASSED, unanimous)

- Consideration of and action on Capital and Reserve Funds Policy

S. Knoepfel stated that this was a five year old policy and we don't have a lot of discretion on changes as it is from our Declaration.

**A MOTION WAS MADE** to accept and approve the revised policy. (MOTION: – F. Ahmed; 2<sup>nd</sup> – H. Goldstein; MOTION PASSED, unanimous)

John Kirksey of Zieben/Kirksey Development Partners, L.P. – The Enclave, addressed the Board regarding assessments and services in the Enclave at Lake Pointe. As of now the Developer is providing for additional amenities consisting of the gated entry system for the Enclave, the private streets, the bulkhead for the water lots, services consisting of maintenance of the reserves and common areas located within the Enclave and maintenance of the front yards. The annual General Assessment that will be paid by the residents of the Enclave does not include maintenance of the Enclave amenities or services. There will be a special assessment of \$1,000 annually to cover these expenses. FCCA informed the developer that they will not accept the expenses for the additional amenities until there are sufficient homes and residents to warrant and justify FCCA maintaining the amenities and providing these services. Mr. Kirksey asked FCCA to accept title and start levying the special neighborhood assessment when there are 40 occupied homes.

#### ENDS

- Review and discussion of security technology initiative License Plate Recognition (LPR) camera test results and cost estimates

S. Knoepfel reported that traffic counters and license plate recognition testing was done on Sweetwater Section 1 (St. Andrews), and the entrance to Lakes of Austin Park (Lakefield entry). ELSAG (company who performs this service) loaned us the equipment to test for the following purposes:

1) Test the equipment and see if it captures the data and 2) ascertain the number of cameras we would need to get a high percentage of date. The next step would be to have Tony Roberts with ELSAG do a presentation to the Board to see if we want to continue to develop the program. If we do proceed, the next discussion would be what is a reasonable commitment from FCCA.

- Discussion on gate operation for Lake Pointe gated neighborhoods

On January 1 FCCA took over the maintenance and operation of the gates in Lake Pointe's Creek Bend and Villas. The gates had been open for the last 2 years due to construction. The new residents want the gate closed for some level of security. The agreement was to keep the gate closed during the week but open on Saturday and Sunday from noon – 6:00 p.m. However, realtors would have access 7 days a week from 7:00 a.m. – 7:00 p.m. with an entry code or calling a posted number. There was discussion between the residents, FCCA and the developer. The developer wants the gates left open and this puts FCCA in an adversarial position since FCCA works for the residents. Director Olson will call Les Newton, the developer, and speak with him to see if we can resolve this issue and will report at the next meeting.

- Presentation of conceptual Master Plan and cost estimates Edgewater Park – Drew Mengwasser, TBG)

Drew Menwasser presented some conceptual drawings for Edgewater Park which would include a toddler playground, an older children playground, dry playground elements, splash elements, deck with shade elements, and parking. Several Edgewater residents expressed concern over some of the parking issues which hope to be resolved.

## MEMBER INPUT TIME

No members attended Member Input Time.

**A MOTION WAS MADE** to move into Executive Session at 5:10 p.m. (MOTION: – H. Goldstein; 2<sup>nd</sup> – J. Walter; MOTION PASSED unanimously)

-RECONVENED INTO REGULAR SESSION AT 5:32 P.M.-

## MONITORING REPORTS

- Consideration of and Action on March's Monitor Reports
  - Communication Methods with Membership
  - Financial Conditions (February)
  - Information and Advice to the Board

**A MOTION WAS MADE** to accept the Monitoring Reports. (MOTION: – J. Walter; 2<sup>nd</sup> – J. Dunford; For: F. Ahmed, D. Olson; Abstained: H. Goldstein (out of room). MOTION PASSED)

## OWNERSHIP LINKAGE

- Reports from Directors
  - Director Ahmed said a comment was made to her by a Sweetwater resident that there were a lot of potholes on Palm Royal and Sweetwater Blvd. She also said that Oaks of Alcorn is putting in ornamental street lights and will be approaching FCCA to absorb the cost. She also had some interest from a commercial real estate agent and advised them to attend the Realtor Advisory meetings.
  - Director Walter said a home sold in her neighborhood within 2 weeks. Both the buyers and sellers wanted to be in First Colony because they'd heard about the new amenities update plan.
  - Director Olson attended a Lake Pointe (ravellas and brownstones) Homeowners meeting held by AMI.

## BOARD MEETING EVALUATION

Director Dunford prepared the Board meeting evaluation.

With no further business, regular session was adjourned at 5:45 p.m.

**A MOTION WAS MADE** to adjourn. (MOTION: – J. Walter; 2<sup>nd</sup> – J. Dunford; MOTION PASSED, unanimous)

Prepared by:

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Carol Litton, Administrative Assistant

Approved by:

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Hillary Goldstein, Secretary-Treasurer