**SPRING CREEK PINES HOMEOWNERS ASSOCIATION, INC.**

ANNUAL MEETING AND ELECTION

MINUTES

OCTOBER 24, 2018

 The Board of Directors of Spring Creek Pines Homeowners Association met for its Annual Meeting at the Fox Run clubhouse, 29214 Fox Run Blvd., Montgomery County, Texas 77386. Mrs. Tatton called the meeting to order.

PRESENT: Barbara Tatton- President

 Rick Stinson- Vice President

 David Trout- Director

 Matt Markgraf- Director

 Lisaann Crixell- Secretary/Treasurer

 Also in attendance were Susan Franz and Eileen Ferris of Consolidated Management Services. With nine proxies established for the Annual Meeting, Quorum was called to proceed.

 Ms. Franz presented the Board with the financial and management reports for the Association. Ms. Franz explained that the annual budget falls short by $5,000.00 and the gate proposal has pulled a sizeable amount from its assets.

Ms. Franz suggested that - $13,000. 00 from delinquent accounts should be turned over to collections, leading Mr. Stinson to motion the Board to send two or more years in arrears, to the attorney. Mrs. Tatton seconded the motion, and it carried.

 In new Business, Mrs. Tatton advised the nine homeowners present of front gate damage over the weekend. It had been struck by a vehicle and a bid to fix it will cost $284.00.

 A new side gate bid from Meyer Smith was presented for $23,000.00, but does not include electrical bore. Mr. Markgraf will meet with them and other bidders to examine different gate options before any final decisions will be made.

 Mrs. Tatton informed everyone that due to a Houston Sign Ordinance, SCP must remove the signs out in front of the subdivision. This is unfortunate as the sign generated much needed revenue.

 Mrs. Tatton then explained that the Association cannot afford a new side gate without raising assessments. Mrs. Franz read Article IV, Section 3, of the Declaration of Covenants, and explained that the Association may levy an assessment increase up to 20%, per year. In addition to the annual assessment, the Board may levy a special assessment, in whole or part, for a capital improvement. Mr. Stinson then motioned the Board to raise the annual assessments for 2019 by 20%, Mrs. Tatton seconded, and the motion carried. Notice of a special assessment for 2019 has been tabled until further notice. Monthly payment options will be available on all upcoming invoices.

 The Election of Officers nominations closed, and those positions won by Acclimation. Mrs. Tatton, Mr. Stinton, and Ms. Crixell will hold their seats.

 On a final note, Ms. Franz announced her retirement to the Board, effective January 2019. She introduced Eileen Ferris, who will resume property management services for Spring Creek Pines H.O.A., via Consolidated Management Services.

 With no further business, Mr. Markgraf called to adjourn the meeting.