

Minutes of Walnut Meadows HOA Board ("Board") Meeting
June 20, 2016

Members Present:

Lora Compton – SBB Management Company
Marty Buckley – Walnut Meadows HOA
Mary Downey – Walnut Meadows HOA
Nick Fleming-Wood Walnut Meadows HOA (**arrived at 6:25pm**)
Brett Mitchamore Walnut Meadows HOA

Note – Absent was Scott Miller

Home owner #161-6396 asked to speak with the board with regards to waiving his fines associated with HOA landscaping violations and late fees. Home owner indicated that he was not responsible for his fence and that he did not require HOA approval to change the structure of his landscaping. Board discussed request after the home owner departed the meeting and the decision by the board was to present some options to resolve the fines and late fees associated with his account. The resolution will be prepared in a letter and sent to Mr. Booker. The letter will propose that if home owner completes the following:

1. Completes necessary repairs to the fence.
2. Cleans drainage area from where his tree is causing debris.
3. Fixes the structure of his flower beds that meets with HOA guidelines.

If all these conditions are met upon HOA inspection, all fines and late fees will be waived.

The meeting was called to order at 6:20 pm at the Mansfield Public Library.

The Board reviewed and approved the February 29, 2016 Board Meeting minutes.

The Board reviewed and approved the January, February, March and April 2016 financial statements.

The Board reviewed the current TXU Chart and no issues were found.

The Board reviewed the current Irrigation Inspection Report and no issues were found.

Board reviewed and have chosen ARK 3PS as a security camera vendor. Will meet with the company the next week to discuss camera placement and features with a representative of the company. Laura will set this up.

Set annual HA meeting for September 12, 2016.

Reviewed and approved a new battery pack for entrance gate. Also discussed a new pedestrian gate that allows easy exit and a code to re-enter.

Reviewed, discussed and approved fines: Demand letter approved for account 00279-9199; fines for account number 00163-9645 will be recovered at closing when the home sale is complete; approved fine for account 00169-3432; approved fine for account 00169-3429.

The meeting adjourned at 7:02 pm.