

*Atlee Fields Homeowners Association*  
*Board of Directors Meeting Minutes*  
*March 4, 2008*

**CALL TO ORDER**

The March meeting was called to order at 7:00 p.m. A quorum was established with the following Board members present: Cash Miller, Jay Hill, Tim Holt, and Mark Smith. Cash Miller has Perry Robert's Proxy for voting.

**RESIDENTS' FORUM**

No attendees.

**REVIEW/ACCEPTANCE OF MINUTES**

A motion was made and seconded to approve the February 25, 2008 minutes with corrections. The motion was passed.

**TREASURER'S REPORT**

Management presented the February 2008 financials. Performance was as projected and on budget.

Management reported that will continue work on getting the property taxes removed next year.

## **COMMITTEE REPORTS**

### **Lawns, Grounds, Landscaping & Beautification – Perry Roberts**

2008 Landscape Contract – Following a careful review of all bids and inspecting the on-site performance on the bidders HOA management recommended that Envirotex be awarded the contract and have TruGreen do the fertilization. This was approved by the board. HOA management will meet with Envirotex and walk the property to confirm the performance expectations.

### **Codes Enforcement – Cash Miller**

Cash was contacted by the builder/developers discussing conveyance to the AF HOA of Phases I and II. Due to condition of the detention ponds as well as standards and procedures as a whole, the board determined that at this time the HOA was not prepared to accept conveyance. In furtherance, the AF HOA counsel will be consulted regarding the builder/developers' conveyance initiative.

### **Pool – Tim Holt**

HOA management is working on getting bids to move and repair the backflow system.

### **Public Works – Mark Smith**

Preparations in support of the AF HOA semi-annual garage sale were discussed. Planning is on track with provision to place ads in the newspaper, to put up the signs, and to send emails to all AF homeowners regarding the sale.

Mark will call Karnes Fire Department to have the annual flow test of the fire hydrants.

### **Communications, Covenants & By-Laws – Cash Miller**

The internal email utility has been updated and returned to on-line status. The webpage has been updated with the garage sale notice posted.

## **MANAGEMENT REPORT**

### **Collections**

There is only one delinquent account. This is significantly in arrears. The homeowner has been notified the HOA will seek a lien on the property due to refusal to pay and unwillingness to communicate with the HOA on this matter.

### **Atlee Fields Properties Status**

Units Last Month	155
New Units This Month	0
Total Units To Date	155
For Sale - Resale	4
For Sale – New Construction	4
For Sale - Pending	2

### **OLD BUSINESS**

None

### **NEW BUSINESS**

The board discussed the need to obtain a copy of the deed from the builder/developers' assigning to the AF HOA the entrance, boulevard, and pool. HOA management will do a tax record search.

#### **Contracts**

HOA management reported on the status of several contracts, copies of which will be emailed to board members for review.

## **ADJOURNMENT**

There being no further business to discuss the meeting adjourned at 8:00 PM.

Respectfully submitted,  
Jill Racek  
Racek Associates