

SCOFIELD FARMS
BOARD OF DIRECTORS MEETING
CMA Conference Room @ 7:00 pm
May 11, 2011

- I. Call to order
Present - Steve Walden, David Negrete, Tanya Quinn, Leigh Ann Brunson
- Approval of Prior Minutes
Review and approve minutes of the Board meeting held March 28, 2011.
- Motion Steve Walden Second LBrunson Negrete, Motion carried

Committee Reports

- II. Treasurer's Report
- a. Financial Review – Operating fund as of March 31, is \$135,071.84. Reserve fund is \$127,609.97. Budget was over in Landscaping by 4k due to major project by Hess Lawns; Had been anticipating receiving additional commercial assessments, but that did not materialize yet. Asked that CMA not print ledger information in the future to save paper.
 - b. Delinquency Review & Attorney Collection Status-reviewed and discussed and will move forward as needed. 33 are delinquent, commercial and residential. On commercial properties Board asked that CMA always make a personal contact on delinquent commercial properties due to previous mail problems.
- III. Old Business
- a. Fining Policy & Payment Application Policy- executed and waiting for it to come back from the county per Connie.
 - b. Bylaw & CCR amendment status-Board will push to get this done. Try to finish by early spring and bring to next annual meeting. Will mention at annual meeting that is coming up.
 - c. Rules & Guidelines Draft status (David)-ACC- Walden would like for Negrete to get a draft document together for the annual meeting for electronic distribution.
 - d. Scofield Lane/Yearling Cove Fencecrete Status-all affected property owners signed agreement document; asked everyone to pay 1,000 per person, all agreed. Will wrap around corner like on Cutting Horse, same thing being done on Foal. Total cost was \$28,000. Our net was \$7,000. Braided Rose house adjoining common area pool fence that was split between homeowner and HOA has been completed.
 - e. Detention pond area north of Metric needs to be maintained per Negrete. Walden said we need to call 311 and stay on top of it.

- f. Commercial/Mixed Use Property-there were problems with original survey data. Connie has had a meeting with the engineer to fill in gaps. Made official request to the county to some areas out that are in our area, so we may have to send arrears letter to area close to Connally high school; Connie sent letter to areas that are in our jurisdiction and told them they would have to start paying; some said no they weren't and were able to prove they were not within our jurisdiction with docs from the courthouse; she is winnowing it down, Walden asked her if by the annual meeting on the 23rd if he will be able to report to the HOA on the status and Connie said yes. Some money has come in.
- g. Pool shade structure – done.
- h. Mail box dirt area – Hess put in pavers, job complete.
- i. Power washing – will start tomorrow power washing the fence concrete fences, \$1500.00, contractor is Action power washing
- j. Metric railings – contractor will prime, and paint , \$1500.00, CertaPro

IV. New Business

- a. Go over the annual meeting. Two or three Home Depot or Lowes cards for door prizes, Jennifer will get some tickets for hopper or something like that. 4 for 50.00 4 for 25.00, we will need projector, use meeting to recruit people for committees, get the list off the website of all committees, we need 58 attendees min, Board should get some proxies
- b. Pool – old salt cells have run their course and are failing, we are using chlorine tabs now. Crystal clear can look for commercial system (3 units) 5,500, 3000k increase to go to commercial, warranty would be 2 year or so Walden is in favor of commercial one. 1. Residential units going to ; Walden will Paul to ask Christian what additional ongoing costs might be.
- c. Overflowing pool – Crystal Clear's new policy is when techs turn on the water, they have to put their keys with the spigot. They cannot leave without taking their keys so the pool should not overflow anymore.

V. Other

- a. Scofield Ridge – has security driving around with light on car, they say crime has dropped. Their contract is up and their Board asked if we would like to join in new contract. Tomorrow night their Board is going to meet with the new company to review proposal. Walden will attend and report back. Negrete raised issue of wasting gas, could they use electric cars????
- b. Negrete – said many projects coming on line.....a lot of decks and landscaping
- c. CMA was commended for working with residents to bring their yards into better shape.

VI. Next Meeting-Annual meeting on May 23rd

VII. Adjournment - adjourn 9:15

VIII. Executive Session