

**Minutes of the Regular Meeting of the Board
The Gardens Over Tapatio Springs Owners Association
January 19, 2012**

APPROVED

A Regular Board & Officers Meeting of The Gardens Over Tapatio Springs Owners Association, a Texas non-profit corporation (the "Association"), was held pursuant to a call by the Board President of the Association.

Board Members Present: Linda Stephens, (Andy Much and Steven Snellman present via tele-conference)

Also Present (Other officers, Gardens property owners and AMS property manager):

Norma L. Duncan, Vice-President/Secretary
Jim Morey, Treasurer
Laurel Hinton, Manager, Association Management Services
Ronald Oshman – **Owner Lot 134**
Michael Shalit – **Owner/Trustee of Lots 77, 80, 81, 94, 117, 106**

Call to Order: The meeting was called to order at 12:35 p.m. by Linda Stephens, the President being in the chair and the Recording Secretary present.

Approval of the Minutes: November 17, 2011 Regular Meeting Minutes-Motion: It was moved and seconded to approve the minutes as presented. All agreed; motion carried.

Financial Report: December 31, 2011 – Year End Financial Report– Jim Morey
o The Financials were accepted as presented; the Financials will be filed with the Association documents at the AMS Management Office.
o Jim Morey gave a brief overview of the financials
2012 Proposed Budget- Postponed until additional information becomes available.
Delinquencies-Motion- It was made and seconded to approve moving forward in the collection process in place for those delinquent accounts in excess of 30 days past due and according to the HOA's recorded collection policy. All agreed; Motion carried.

Community Business: General –
o SPE Holdings Agreement -[Let it be on Record] -
States in part- "If the HOA delays or fails to properly disburse the Payment, the HOA shall direct the Manager to promptly return any amount of the Payment remaining undisbursed or unallocated for Improvements".
o Jay Harpole Lease – In process of being drawn up; to be signed by all parties involved;
o Entry Landscaping Enhancements –
Motion: It was made and seconded to conditionally approve proposal(s) presented by Chad Meyer, Terra Vista Landscape Development, (\$17,926 plus taxes) Armstrong Electric, for the electrical work that is necessary (\$8000) and for a contractor to be named to install rock walls and pillars at the gate and cover planter at gate with rock (approx.. \$11750) and wrought iron gate work contractor tbd; total amount nte \$40K. All agreed; motion carried;
o Mailbox Cover –

Motion: It was made and seconded to conditionally approve the proposal(s) (subject to Jay Harpole lease being in place) for the construction of the mailbox cover and the electrical work that is necessary *nfe* an amount of \$40K. All agreed; motion carried. Additional bids are in process.

○ Funding For All Entry Enhancements -

Motion: It was made and seconded to approve borrowing from the Reserve Fund Account in an amount *nfe* \$23K in order to cover the costs for the above mentioned enhancements with the understanding that the monies will be paid back in full to the Operating Account; time frame to be established. All agreed; motion carried.

○ New Legislation - Resolutions Adoption(s) – Official Approval

Motion: It was made and seconded to officially approve the following resolutions (previously approved via email); all agreed; motion carried.

- Dedicatory Instruments
- Records Retention and Publication
- Collection Policy and Payment Plan Guidelines
- New Homes Checklist
- Flag Display Policy
- Rain Barrel Policy
- Display of Religious Items
- Solar Devices Policy

○ In General-

- Grandfathering – Any infractions that existed prior to the implementation of the above mentioned policies will be grandfathered; no action may be taken for enforcement by the HOA.

○ Lot Mowing –

Motion: It was made and seconded to approve the mailing of a Lot Mowing Notification Letter to all owners of vacant lots. The thirty-day notification will be mailed by March 31, 2012 with a deadline for mowing work to be done by April 30, 2012. At that time, any lots that have not been mowed will be mowed by the HOA contractor and the fees for doing so will be charged to the lot owner(s). All agreed; motion carried.

Legal/Compliance:

Signage Criteria – Three Options under consideration - subject to Linda Stephens obtaining guidance from the HOA attorney:

- DCCRS – “No advertisement, sign or poster shall be displayed to public view on any lot or building. Notwithstanding the above, during the initial construction and sales period of the dwelling units, the Declarant may use other signs and displays to advertise the merits of the property for sale or rent.”
- Design Specifications- The for sale or for rent sign is required to be of a certain design, with Gardens insignia, along with the required information (this for the community's aesthetics and consistency of advertising property for sale or rent)
- Size Dimensions Only – The Sign must be professional in nature with size limitations advertising property for sale or rent.

Adjournment: There being no further business, the meeting adjourned at 2: 10 p.m.