

BOARD OF DIRECTORS MEETING
Agenda
Tuesday, May 16, 2023 – Pagewood Townhouses – Phase II

Board of Director Meeting – via ZOOM – 6:00 p.m.

I. Call General Meeting to Order

Introduction of Board of Director members & positions of responsibility

Susan Blaine – President/ Treasurer
Loanna Watkins – Secretary
Eric Bramlett – Member-at-Large
Vacant #2 – Member-at-Large
Vacant #3 – Member-at-Large

Welcome Eric Bramlett to the Board!

Reminder – Special Assessment Payment #2 due June 1, 2023

Reminder – Submit proof of insurance to mgmt.
\$500K personal liability
Personal property – based on interior finish-out and possessions

Reminder – carport inspections completed – Association to review and letters to go out

II. Management Report

Review Minutes
April 18, 2023 (pgs. 4-5)

Landscaping
Land Care Management Services (historical)
Justin Hill
Landscaping Upgrades (pgs. 6-16)
Granular fungicide applied 5-10-23
Cinch bugs treatment applied 5-2-23
Irrigation repairs 5-9-23 (Sandpiper east controller replaced)
Tree trimming inspection
SavATree (pgs. 17-18)
Requested two more bids from other vendors

Resident Update
10812 PW – resale completed April 13, 2023

Electrical
Light checks – standard – weekly (Robert Montgomery)

Pool Area
Pool Pros (historical)
ATT/Spectrum – completed
Review rental rate of Clubhouse
Review of Clubhouse cleaning checklist (pg. 19)
Requested two more bids from other vendors
Playground equipment – removed
Alarm permit renewed 4-15-23
New alarm company – Smith Thompson

Exterior Drains
n/a

Fence Issues
n/a

Pest Control
n/a

Alley Maintenance
Carports – Robert Cook – 214 670 9457 (historical)
Robert is with the City of Dallas and we report trash truck damages to him

Foundation Issues/ Concrete
n/a

Controlled Access Gating
Card keys for Phase 2 clubhouse (historical)

Exterior Carpentry
7604 Highmont – chimney - repaired
10729 Sandpiper gate – repaired
10741 Sandpiper - chimney – repaired
7611 Pebblestone – awning - repaired

Plumbing
n/a

Rental Unit
Siding repaired
French doors repaired

2023/2024 Projects

Bathroom for Phase 1 Pool Area
Slated for completion 5/19/23 (Phase II's obligation \$35K)
Tree trimming
Landscaping - fall
Communication with ownership

III. Reports from Committees
Architectural Standards Committee Report

Members – Don Blake, Judi Wyatt and Cynthia Galt

Any alteration or modification to the exterior must have written approval from the Association prior to starting (forms are on the HOA website)(www.pagewood.org)

Front door colors
Stain to be medium to dark
Dry Dock SW 7502
Black Bean SW 6006
Fine Wine SW 6307

Windows
Bronze, taupe/clay or ivory

Financial Committee – April 2023 reports

Review of Financial YTD/ Reserve Account
Balance of mm acct on 4/30/2023 = \$288,261.95
Balance of operating acct on 2/28/2023 = \$175,936.45

Transferred \$30K from operating acct to mm acct – escrowed for insurance down payment

Insurance Renewal 6/1/23 (historical)
Brett Atwell – Insurica – team is working on renewal – no update

2021 Audit in process with Canady
2022 Audit to be thru DeVolt

IV. Old Business

Sonesta rental refund

Neighborhood Meeting – Jaynie Schultz – April 23, 2023 – update

V. New Business

Board of Director Meetings – start time to be 6:00 p.m. via Zoom

June 20, 2023

July 18, 2023

August 15, 2023

September 19, 2023

October 17, 2023

November 14, 2023

December 12, 2023

VI. Homeowner Forum

Homeowners in attendance are given 3 minutes to voice their concerns as they relate to HOA business, whether it be old or new. The Board of Directors may or may not voice their opinion on an issue as presented, but may, at their discretion, table any discussion until the next HOA meeting so that proper research can be performed.

Homeowners that wish to have an item (s) added to the Agenda are to contact the Board 10 days prior to the Board meeting.

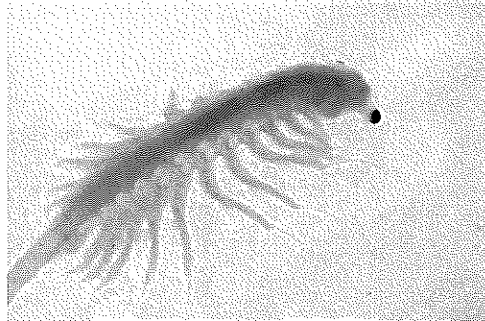
VII. Adjournment

VIII. Executive Session

During our executive session, the Board of Directors will be discussing the following:

Review of delinquent list

Review of carport inspections



If you know – you know. Enjoy.