

## Meeting Minutes

(Draft – Not Approved)

### **Rosebrook Homeowners Association Annual Meeting**

Meeting Notes

Tuesday, March 19, 2013

Meeting Chair: Rudy Wright

Meeting Scribe: Linda Sneed

Board Members Present: None

Location: First Baptist Church, 801 E. Main, Whitehouse, Texas 75791

---

- ❖ Meeting called to order at 6:05 pm by Rudy Wright
- ❖ First order of business, Approve Last Meeting Minutes
  - Review copy of meeting notes dated January 24, 2012
  - Motion to approve minutes made by Robert Kersh, 102 Rosebrook
    - Seconded by Tiffany McFadden, 308 Rosebrook
      - Put to Vote
      - All approved
      - None opposed
      - Motion Carries
- ❖ Second order of business, Review and Approve 2012 Financials
  - Profit & Loss
    - Few maintenance issues last year
      - Sprinkler System
      - Playground
        - ◆ Itemize invoice of work done
  - Balance Sheet
    - Bank account information
  - This item has been tabled until next meeting.
- ❖ Third order of business, Vote on 2013 Budget
  - Fiscal Year Budget
    - Landscape Contract Increase
      - Paul Allison, 309 Rosebrook Circle  
R&R Lawn Service  
(903)534-0321
  - ACTION: Get bids for new landscape contractor.**
  - This item has been tabled until next meeting.
- ❖ Fourth order of business, Vote to approve CCR Amendments
  - Due to changes in the Texas Housing Laws many of the current covenants and restrictions are no longer applicable and/or require updating.
    - No longer restrict anything deemed religious or energy efficient.
    - Payment Plans must be recorded at the courthouse.
    - Voting eligibility change
      - Homeowners will be allowed to vote even though delinquent and have violations.
    - Other changes apply and are detailed in the packet.
  - This item has been tabled until next meeting.

- ❖ Fifth order of business, Vote on Special Assessment for Sprinkler and Tree Work
  - HOA members present did not approve or deny any special assessment for work.
  - This item has been tabled until next meeting.
  
- ❖ Six order of business, Nominate and elect new Board positions: President, Vice-President, and Secretary
  - No interest until CCRs is approved.
  - This item has been tabled until next meeting.
  
- ❖ Seventh order of business, Open floor
  - Brooks McGinnis, 201 Post Oak
    - Inform Conaway that the HOA members that were present discussed dissolving HOA because homeowners have zero power to control.
  - Tiffany McFadden, 308 Rosebrook
    - Conduct Special Meeting in 45 days at the Rosebrook location.
  - Cristy Lindsey, 303 Parkview
    - Annual HOA meeting reminders need to be sent so people will not forget.
    - Conaway needs to mow his lots as soon as possible. Flashlight Easter Egg Hunt next week.
  - Rudy Wright sends out follow up email with more detailed information.
  
- ❖ Meeting adjourned at 7:50 by Rudy Wright