

**CINCO RESIDENTIAL PROPERTY ASSOCIATION, INC.
NEIGHBORHOOD REPRESENTATIVE COMMITTEE (NRC)
MEETING MINUTES
JANUARY 19, 2009**

**NRC Members, Homeowners &
Guests**

Per attached sign in sheet

Management Representatives

Michael Meagher-Community
Manager

Lynette Barboza- NRC Secretary

- I. Meeting called to order by Chair, Morgan Stagg, at 7:00 PM. Quorum was established with NRC members present.**
- II. Minutes** - December 15, 2008 - The NRC reviewed minutes and approved as presented.
- III. Welcome / Introductions / Announcements**
 - A.** New Appointments - Chris Hester was appointed to the Bayou Pines Custom alternate voting rep position by Todd Schute.
- IV. Old Business**
 - A.** Orientation for New Reps - The following topics were discussed.
 - ◆ Voting Process - The voting rep should be the only person to vote unless that person is absent. Then it would go to the alternate voting rep or 2nd alternate voting rep in their absence. Everyone is encouraged to participate in discussions. If there is an open position in your neighborhood, the voting rep may appoint someone and if the voting rep resigns, the other positions move up.
 - ◆ What the NRC Can Do - Elect and remove board members. Change the by-laws with 75% approval of NRC and if a mid-term vacancy happens on the board, the nominating committee will nominate a replacement and the NRC will vote on who will fill the vacancy.
 - ◆ Committees - Appointed by the board and have a charter. Committees update the NRC monthly and report to the Board.
 - ◆ Working Groups - Formed through the NRC and report to the NRC monthly.
 - ◆ Responsibilities of NR - Attend the monthly meetings so you can keep your neighborhood informed and so you can

- ◆ participate in all discussion. Important that you represent your neighborhood and not just your own personal view or interest.
- ◆ Removal of NRC Members - Non-attendance at monthly meetings for 120 days can lead to removal.
- ◆ Website - Currently two websites. CincoRanchConnects.com - sign in and obtain password as site is for residents only and CincoRanchPOA.com can be accessed without a login.

Mr. Norausky stated that all discussions would be handled professionally and that no person should be abusive or aggressive towards any other person at the meeting or they would be asked to leave and possibly removed from the NRC.

B. Front Yard Tree Guidelines for South Park - Jennifer Tara not present.

V. Committee/Subcommittee Updates/Working Group Updates

- A.** Recreation Committee (Pools (Kyle Sweet)/Parks & Nature Trails (Clarice Flinn) /Tennis (Ruth Hogan)) - Kyle Sweet reported that a draft pool schedule would be presented at the next NRC meeting. No other reports at this time for nature trails, parks or tennis.
- B.** Communications Committee - Chair, Rich Wendrock - Rich Wendrock informed the NRC that he is trying to have monthly meetings with the focus on good communications. He is working to have one website for Cinco Ranch. Periodic newsletters are also planned.
- C.** Covenants Working Group - Chair, Robert Leech (Bob) - Bob Leech reported that the committee met last week and John Holmes, Bruce Thomas and Robb Flynn joined the working group. Mr. Leech stated that the committee is looking at goal setting for 2009 and will be requesting a meeting with the board of directors to set goals moving forward. Working group will be meeting monthly from here on out. Mr. Leech also stated that fines had not been looked at by the group but the idea is not off the table for discussion.
- D.** Safety Advisory Committee (SAC) - Chair, Morgan Stagg - Morgan Stagg stated that the committee had their quarterly meeting with law enforcement and went over the statistics and rescheduling that has been done in order to better service the community. Issues with the hogs have been addressed with the Harris County Commissioner. He has assigned a trapper who has set two traps out and the Army Corps of Engineers has two traps out as well as an independent trapper. Hogs are being caught at a fairly rapid pace so a reduction should be seen over the next 6 months. Ms. Stagg reported that the committee is still working with Centerpoint on adding street lights to some of the darker areas of Cinco Ranch. Committee will also be reviewing the law enforcement contracts but feels the additional patrol recently added has made a huge impact on the community.
- E.** Finance and Audit Committee - Chair, Jim Norausky - Jim Norausky reported that Andy Fryer and Anna Agnew have joined the committee, bringing it to 6 members. Mr. Norausky stated that he would be giving quarterly reports and hoped to have a report ready for the next meeting

for end of year review for 2008. Mr. Norausky informed the NRC that the audit would be complete some time between March and April and once the committee receives the audit, it will be forwarded to the NRC.

- F. MUD 12 Proposed Project Working Group - Chair, Bruce Thomas - Bruce Thomas reported to the NRC that none of the boards have taken any formal action since the last meeting and that MUD 12 is still moving forward with presenting information to the residential board. Meeting has been scheduled for January 28th starting at 6:30 pm and will be held at The Lakehouse in Cinco II.
- G. Board Meeting Monthly Report - R.J. Linton - Mr. Linton informed the NRC that he sent out his report for all board meetings via e-mail. A copy is attached to the meeting packet.

VI. New Business

- A. Other - None at this time.

VII. Guests

- A. Michael Meagher, Community Update - Mr. Meagher informed the NRC that residents are welcome to attend all open session board meetings but if a particular item needed to be discussed, please contact Lynette Barboza (lbarboza@pcmi-us.com) 12 days prior to the meeting so she can place you on the agenda.
Mr. Meagher also stated that the Architect for the HOA building is currently working on bids.
Mr. Meagher informed the NRC that the following projects are in the works - beach club resurfacing and beach club restoration in restrooms. General discussion followed between NRC members and Mr. Meagher.

VIII. Handouts

- ♦ Deed Restriction YTD Summary

IX. Upcoming Meetings

- ♦ January 28, 2009 - Board Meeting - 6:30 pm - The Lake House
- ♦ February 16, 2009 - NRC Meeting - 7:00 pm - The Lake House

X. Meeting adjourned at 8:45 PM with no further business.