



ORIGINAL

**THE CINCO ASSOCIATIONS**

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**CINCO RESIDENTIAL PROPERTY ASSOCIATION, INC.  
NEIGHBORHOOD REPRESENTATIVE COMMITTEE (NRC)  
MEETING MINUTES  
MARCH 16, 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 7:06 PM. Quorum was established with NRC members present.
- II. Minutes - February 16, 2009 - Motion by Bill Roney to approve minutes as presented, 2<sup>nd</sup> by Dean Zieschang, approved without opposition.
- III. Welcome / Introductions / Announcements
  - A. New Appointments - None at this time.
- IV. Committee/Subcommittee Updates/Working Group Updates
  - A. Recreation Committee (Pools (Kyle Sweet)/Parks & Nature Trails (Clarice Flinn) /Tennis (Ruth Hogan)) - Lynette Barboza informed the NRC that the 2009 pool schedule had been approved by the board. Lynette Barboza stated that when the NRC reviewed the schedule, Equestrian Village pool was proposed to be closed on Labor Day weekend but after receiving feedback from the neighborhood rep, who was not present when schedule was reviewed, the board chose to have this pool open Labor Day weekend.
  - B. Communications Committee - Chair, Rich Wendrock - Rich Wendrock informed the NRC that the committee was in the process of working on the quarterly newsletter that would be mailed out to all residents. Newsletter is going to be 3 (4 max) pages front/back with brief updates from each committee and deed restriction information, landscape information, etc. Newsletter to go out April 1<sup>st</sup>.
  - C. Covenants Working Group - Chair, Robert Leech (Bob) - Bob Leech stated that a request has been made by Morgan Stagg for the working group to meet with the board to discuss deed restriction enforcement. Jim Norausky briefly went over the results of the survey e-mailed to reps. General discussion followed.
  - D. Safety Advisory Committee (SAC) - Chair, Morgan Stagg - Morgan Stagg stated that she has not received much feedback in regards to

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additional streetlights for dark spots in Cinco. Morgan stated that she receives numerous complaints of speeding and forwards those on to the constables, who have done an excellent job of responding.

- E. Finance and Audit Committee – Chair, Jim Norausky – Jim Norausky briefly reviewed end of year financial summary with NRC. Mr. Norausky stated that the audit is due sometime in May.
- F. 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 was included in the meeting packet.  
Mr. Norausky complimented Mr. Linton on the reports he provides after each board meeting as otherwise the residents are not aware of what goes on in the meetings until 1-2 months after the meeting has occurred, when the minutes are posted.
- G. Nominating Committee – Jim Norausky – Jim Norausky introduced Trevor Eynon and R.J. Linton as the other members of the Nominating Committee. Mr. Norausky stated that there are two board positions up for election on May 15<sup>th</sup>. Bob Pennington and Bob Russell's terms are expiring. Both will be re-running and any other interested candidates should send a letter of interest and biography to Michael Meagher by April 17, 2009. The Nominating Committee will then review and interview all candidates to make sure any new candidates understand what is expected from them as a board member.

V. **New Business**

- A. Other – None at this time.

VI. **Guests**

- A. Michael Meagher, Community Update – Michael Meagher informed the NRC of the following items:
  - ◆ Staff currently working on referring delinquent accounts to the attorney's office. Mr. Meagher stated that owners had until 1/30/09 to get their payments in before interest started accruing. If payments were not received prior to 2/5/09 a certified demand notice was sent with the 209 language (language required before property can be turned over to the attorney that gives the owner 30 days to comply or request a hearing). The Association is currently in process of turning those that have not responded over to the attorney for collection pursuit.
  - ◆ Sterling Bank Operating Account funds are swept into an SEI account every night so they don't sit in Sterling Bank overnight. Additional information is being obtained for the FAC to review.
  - ◆ 2008 budgeted amount for reserve transfer was \$363,000. Mr. Meagher stated that the board approved an additional \$337,000 reserve transfer for a total of \$700,000 being transferred for 2008 into reserves. The HOA building will be paid for out of retained earnings and after that is paid, there will still be a healthy balance in retained earnings.
  - ◆ Beach Club resurfacing was close to being completed.

- ◆ Equestrian Village pool, South Ranch activity pool, and South Ranch baby pool were all recently approved for resurfacing and work would begin soon.
  - ◆ Currently seeing an increase in graffiti along the walking trails, tunnels and viewing platforms. If you see anything, please report it to the FBC non-emergency number as well as notifying the association office so we can get someone out immediately to remove it.
  - ◆ Chris Brockman, landscape manager has attended numerous M.U.D. board meeting to see how the association will transition into surface water and to be aware of water conservation opportunities.
  - ◆ Board met with the architect on the HOA building and hopefully final changes have been made so bids should be prepared soon.
- B. Other - Jim Cusak - M.U.D. 9 - Mr. Cusak came before the NRC to inform them of the mandate from the State of Texas to get off of well water and move to surface water. Mr. Cusak stated that by 2013 we would not be able to pump from wells. Mr. Cusak explained how an 80 inch pipeline would be installed from Lake Houston and would cost a lot of money; therefore the fees are going to increase. Mr. Cusak stressed that water conservation is the key. Rich Wendrock, also on M.U.D. 9 board, stated that it is important to check your sprinkler system to make sure it is watering properly as Texas lawns require only 1 inch of water per week during the summer months. NRC requested this item be placed on the Town Meeting agenda with Rich Wendrock as the guest speaker for the item.

**VII. Handouts**

- ◆ Deed Restriction YTD Summary
- ◆ 2009 NRC Meeting Schedule
- ◆ 2009 Board Meeting schedule / NRC Attendance Roster
- ◆ NRC Rep List

**VIII. Upcoming Meetings**

- ◆ March 25, 2009 - Board Meeting - 6:15 PM - The Cinco Association Office
- ◆ April 20, 2009 - NRC Meeting - 7:00 pm - The Lake House

**IX. Meeting adjourned at 8:15 PM with no further business.**

**CINCO RANCH PROPERTY ASSOCIATION, INC.**  
**NEIGHBORHOOD REPRESENTATIVES COMMITTEE**

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**\* Meeting Agenda March 16, 2009 \***

- I. Establish quorum and call to order - 7:00 pm**
- II. Approve Minutes - 7:05 pm**
  - A. February 16, 2009
- III. Welcome / Introductions / Announcements - 7:07 pm**
  - A. New Appointments
- IV. Committee/Subcommittee/Working Group Updates (If Needed) - 7:10 pm**
  - A. Recreation Committee - **Pools** - Kyle Sweet - **Parks & Nature Trails** - Clarice Flinn
  - B. Communications Committee - Rich Wendrock
  - C. Covenants Working Group - Robert Leech
  - D. Safety Advisory Committee (SAC) - Morgan Stagg
  - E. Finance and Audit Committee - Jim Norausky
  - F. Board Meeting Monthly Report - RJ Linton
  - G. Nominating Committee - Jim Norausky
  - H. Other
- V. New Business - 7:40 pm**
  - A. Other
- VI. Guests - 7:50 pm**
  - A. Michael Meagher - Community Update (if needed)
- VII. Handouts**
  - A. Deed Restriction YTD Summary
  - B. 2009 NRC Meeting Schedule
  - C. 2009 Board Meeting Schedule / NRC Attendance Roster
  - D. NRC Rep List
- VIII. Upcoming Meetings**
  - A. March 25, 2009 - Board Meeting - 6:15 PM - The Cinco Association Office
  - B. April 20, 2009 - NRC Meeting - 7:00 PM - The Lake House
- IX. Adjourn at 9:00 pm.**

NRC Meeting Sign In Sheet  
 March 16, 2009

*Equestria Village I*

VOTES	NEIGHBORHOOD	SIGNATURE
101	<u>Bayou Oaks Custom Neighborhood</u>	
	Voting Rep - Randy Acree	
	Alternate Voting Rep - Ann Marie Helmer	<i>Ann Marie Helmer</i>
	2nd Alternate Voting Rep - Open Position	
10	<u>Bayou Park Estates Custom Neighborhood</u>	
	Voting Rep - Bob Parker	
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
56	<u>Bayou Pines Custom Neighborhood</u>	
	Voting Rep - Todd Schutte	<i>Todd Schutte</i>
	Alternate Voting Rep - Chris Hester	
	2nd Alternate Voting Rep - Open Position	
60	<u>Bayou Woods Custom Neighborhood</u>	
	Voting Rep - Andrew Fono	
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
254	<u>Cinco Ranch Seven Meadows I Neighborhood</u>	
	Voting Rep - Joe Dupree IV	
	Alternate Voting Rep - Thomas Wilkins	
	2nd Alternate Voting Rep - David Bippus	
254	<u>Cinco Ranch Seven Meadows II Neighborhood</u>	
	Voting Rep - Trevor Eynon	<i>Trevor Eynon</i>
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
210	<u>Cinco Ranch Seven Meadows III Neighborhood</u>	
	Voting Rep - Scott Bateman	<i>Scott Bateman</i>
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
278	<u>Cinco South I Neighborhood</u>	
	Voting Rep - Rick Wagner	
	Alternate Voting Rep - Maria Alvarado	<i>Maria Alvarado</i>
	2nd Alternate Voting Rep - Paul Marsh	
376	<u>Cinco South II Neighborhood</u>	
	Voting Rep - Jamle Rae McMartin	
	Alternate Voting Rep - Dean Zieschang	<i>Dean Zieschang</i>
	2nd Alternate Voting Rep - Jeffrey Shaffer	
367	<u>Cinco Southwest I Neighborhood</u>	
	Voting Rep - Robert Leech	<i>Robert Leech</i>
	Alternate Voting Rep - Marian Carlson	<i>Marian Carlson</i>
	2nd Alternate Voting Rep - Vanessa Man	
196	<u>Cinco Southwest II Neighborhood</u>	
	Voting Rep - Janet Gratowski	
	Alternate Voting Rep - Craig Enochs	
	2nd Alternate Voting Rep - Open Position	
390	<u>Cinco Southwest III Neighborhood</u>	
	Voting Rep - Joe Axline	<i>Joe Axline</i>
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
317	<u>Cinco West I Neighborhood</u>	
	Voting Rep - Kyle Sweet	
	Alt. Voting Rep - Clarice Flinn	<i>Clarice Flinn</i>
	2nd Alternate Voting Rep - David Rowell	<i>David Rowell</i>
244	<u>Cinco West II Neighborhood</u>	
	Voting Rep - Robb Flynn	
	Alt. Voting Rep - Jack Harman	<i>Jack Harman</i>
	2nd Alternate Voting Rep - Open Position	

*Equestrian Village II*

*Margaret Meyers - Sherrin*

367	<u>Greenway Village I Neighborhood</u>	
	Voting Rep - Bill Roney	<i>Bill Roney</i>
	Alt. Voting Rep - Rich Wendrock	<i>R Wendrock</i>
	2nd Alternate Voting Rep - Open Position	
303	<u>Greenway Village II Neighborhood</u>	
	Voting Rep - Walt Bronson	<i>Walt Bronson</i>
	Alt. Voting Rep - Ken Hagin	<i>Ken Hagin</i>
	2nd Alternate Voting Rep - Charlotte Brooks	
202	<u>Greenway Village III Neighborhood</u>	
	Voting Rep - Kim Roberts	<i>Kim Roberts</i>
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
216	<u>Meadow Place Neighborhood</u>	
	Voting Rep - Brian Bearden	
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
278	<u>Meadow Green Neighborhood</u>	
	Voting Rep - Andrew Fryer	<i>Andrew Fryer</i>
	Alternate Voting Rep - John Holmes	
	2nd Alternate Voting Rep - Open Position	
132	<u>North Lake Village Custom Neighborhood</u>	
	Voting Rep - Eddie Whitfield	<i>Eddie Whitfield</i>
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
378	<u>North Lake Village I Neighborhood</u>	
	Voting Rep - Morgan Stagg	<i>Morgan Stagg</i>
	Alternate Voting Rep - R.J. Linton	
	2nd Alternate Voting Rep - Stephen Talecki	
262	<u>North Lake Village II Neighborhood</u>	
	Voting Rep - Scott Wilkerson	
	Alternate Voting Rep - Michael Bayliss	
	2nd Alternate Voting Rep - Open Position	
129	<u>South Lake Village Custom Neighborhood</u>	
	Voting Rep - James Norausky	<i>James Norausky</i>
	Alternate Voting Rep - Scott Alt	
	2nd Alternate Voting Rep - Open Position	
356	<u>South Lake Village Neighborhood</u>	
	Voting Rep - Gary Coburn	
	Alternate Voting Rep - Bruce Thomas	<i>Bruce Thomas</i>
	2nd Alternate Voting Rep - John Sharp	<i>John Sharp</i>
282	<u>South Park I Neighborhood</u>	
	Voting Rep - Joshua Cernosek	<i>Joshua Cernosek</i>
	Alternate Voting Rep - Ray Narum	<i>Ray Narum</i>
	2nd Alternate Voting Rep - Dr. Rafael Alverio	<i>Dr. Rafael Alverio</i>
303	<u>South Park II Neighborhood</u>	
	Voting Rep - Bob Krusemark	
	Alternate Voting Rep - David Drake	<i>David Drake</i>
	2nd Alternate Voting Rep - Cornelius Voorhies (Neil)	<i>Cornelius Voorhies</i>
347	<u>South Park III Neighborhood</u>	
	Voting Rep - Geoff Bynum	
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
320	<u>South Park IV Neighborhood</u>	
	Voting Rep - William Schneider	
	Alternate Voting Rep - Anna Agnew	
	2nd Alternate Voting Rep - Open Position	
384	<u>Town Center I Neighborhood</u>	
	Voting Rep - Catherine Jackson	
	Alternate Voting Rep - Ziznedth Kelly	<i>Ziznedth Kelly</i>