



THE CINCO ASSOCIATIONS

RESIDENTIAL I  LANDSCAPE MAINTENANCE  COMMERCIAL I
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CINCO RESIDENTIAL PROPERTY ASSOCIATION, INC. NEIGHBORHOOD REPRESENTATIVE COMMITTEE (NRC) MEETING MINUTES JUNE 15, 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 7:20 PM. Quorum was established with NRC members present.
- II. Welcome / Introductions / Announcements
 - ◆ Marianne Carlson introduce Mike Joyce to the group and announced that she had appointed him to the 2nd Alternate Voting Rep position for Cinco Southwest 1.
- III. Minutes - May 18, 2009 - Annabel Terrell stated that as of the date of the minutes the board had not approved the hiring of additional summer help. NRC moved to approved minutes without opposition.
- IV. Board / NRC Annual Meeting
 - ◆ Top 5 objectives for 2010 - Annabel Terrell spoke on behalf of the Board and stated that the board priorities are financial planning by forming an asset list and making sure the reserve study is at the right funding level in order to continue to maintain the assets that the community currently has. The board continues to be diligent in looking for any savings on expenditures and is being very conservative on spending during the recession. Board would like to continue to enhance the relationship with the NRC and is working toward completing the review of the policies and procedures. Board is also working on finalizing the details on the HOA building. Board continues to review deed restriction covenant enforcement as well as the HOA management team and how they are handling the day to day operations.
 - ◆ What can the NRC do to support objectives
 - ◆ Any questions for the board - NRC asked questions and made comments regarding HOA building and having it publicized as soon as possible to the community. Other questions followed regarding FBC patrol paid by tax dollars. Michael Meagher updated the NRC as to the new facility going in at 1093/SH 99 for the Sheriff's, Constables, and Commissioner. Question was asked concerning a conflict of interest

policy. Board stated they are currently working to update the policies and any feedback and suggestions would be considered.

- V. **Committee/Subcommittee Updates/Working Group Updates**
- A. Recreation Committee - Pools - Kyle Sweet - None at this time.
 - B. Recreation Committee - Parks & Nature Trails - Clarice Flinn - None at this time.
 - C. Communications Committee - Chair, Rich Wendrock - Rich Wendrock stated that the newsletter had been approved by the board and is working on getting all articles in for publication.
 - D. Covenants Working Group - Bruce Thomas and Rick Wagner - NRC approved Bruce Thomas and Rick Wagner as Co-Chair of the covenants working group. Annabel Terrell stated that summer help had been approved for 12 weeks and will be reviewed after 6 weeks to see how it is working out.
 - E. Safety Advisory Committee (SAC) - Chair, Morgan Stagg - Morgan Stagg stated that the minutes for the April meeting were included in the packet and that there was not a meeting in May. Morgan Stagg informed the NRC that at the June meeting issues were discussed with residents from South Park as well as reviewing final pass thru on the street lights which would be going to the board for review at there next meeting.
 - F. Finance and Audit Committee - Chair, Jim Norausky - Mr. Norausky informed the NRC that the 2008 audit had just been received and that the committee would be reviewing this with the board at an upcoming meeting. Mr. Norausky also stated that the committee is looking at the investments of the Association. As a side note Mr. Norausky stated that the rep who stated that dues would be increasing \$1,200-\$1,500 was completely out of line and was never stated by any member of the board or committee - this was an unfounded rumor.
 - G. Board Meeting Monthly Report - R.J. Linton - A copy of Mr. Linton's report was included in the packet handout. Mr. Linton congratulated Kim Roberts and Walt Bronson for being elected to the LMA board.
 - H. National Night Out - Maria Alvarado - Mrs. Alvarado was not present.
- VI. **New Business**
- A. Update on Procedures for Dog Attacks - Morgan Stagg stated that the SAC approved the working group for procedures for dog attacks and that this group would be reporting to the SAC and she in turn would report back to the NRC. Annabel Terrell commented (as an individual resident not as a board member) that she would like the working group to review the 2 pet rule as she feels there are owners with 10 pets who are great owners and owners who can not take care of one.
 - B. Nominations for Nominating Committee - Mr. Norausky stated that he would like to propose a slate for the Nominating Committee unless there is anyone else interested in running. No one came forward to Mr. Norausky motioned to nominate the slate of Trevor Eynon as chair, Dean Zieschang as vice chair and R.J. Linton as director, 2nd by Bob

Champhness, approved without opposition. Nominating Committee serves a year term.

- C. Garage Sales in Cinco Ranch – Re-open Debate? – A vote was held to re-open the debate of garage sales in Cinco Ranch – the following neighborhoods voted yes – Cinco West I (317 votes) and Cinco South II (376 votes) for a total of 693 votes – the following neighborhoods abstained – Cinco South I (278 votes), Greenway Village I (367 votes) and Meadow Green (278 votes) for a total of 923 votes – the following neighborhoods voted against – South Lake Village (356 votes), Cinco Southwest III (390 votes), South Park IV (320 votes), Bayou Park Estates Custom (10 Votes), Bayou Pines Custom (56 votes), Cinco Ranch Seven Meadows II (254 Votes), Bayou Oaks Custom (101 votes), Equestrian Village I (283 votes), Town Center I (384 votes), South Lake Village Custom (129 votes), Cinco Southwest I (367 votes), North Lake Village I (378 votes), South Park II (303 votes) for a total of 3,634. Majority vote was to not re-open debate of garage sales.
- D. Removal of Inactive Reps – In depth discussion followed regarding removal of inactive reps. Anna Agnew motioned to send a notice out with the dates for the July and August meeting and if the reps don't attend either of those meetings then they would be removed at the September meeting. Motion failed for lack of 2nd. Motion by Jim Norausky to remove only the 5 voting reps who have not attended the last four meetings and to send a notice to those reps as well as the alternates for those neighborhoods to notify them of the decision, 2nd by Randy Acree, approved without opposition. Further discussion regarding other inactive reps was tabled for future meeting due to the time.

VII. Guests

- A. Proposed Nature Trail – Mr. Meagher informed the NRC that a grant had been applied for back in 2005 and part of the area encompassed within the grant is owned by the Army Corp of Engineers and they put a hold on releasing any of the property to FBC. This is now being brought back to the board for review as FBC needs an easement so they can continue the sidewalk in order to complete the Nature Trail. Mr. Meagher also stated that ball fields were being proposed as part of the grant. In depth discussion followed. NRC would like this to be placed on the website.

VIII. Handouts

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

IX. Upcoming Meetings

- ◆ June 24, 2009 – Board Meeting – 6:15 pm – The Cinco Assoc. Office
- ◆ July 20, 2009 – NRC Meeting – 7:00 PM – The Lake House

X. Meeting adjourned at 9:30 PM with no further business.

CINCO RANCH PROPERTY ASSOCIATION, INC.

NEIGHBORHOOD REPRESENTATIVES COMMITTEE

* Meeting Agenda June 15, 2009 *

- I. Establish quorum and call to order - 7:00 pm
- II. Welcome / Introductions / Announcements - 7:05 pm
- III. Approve Minutes - 7:10
 - A. May 18, 2009 - Page 2-4
- IV. Board / NRC Annual Meeting
 - ◆ Top 5 objectives for 2010
 - ◆ What can the NRC do to Support Objectives
 - ◆ Any Questions for the Board
- V. Committee/Subcommittee/Working Group Updates (If Needed) - 7:55 pm
 - A. Recreation Committee - Pools - Kyle Sweet
 - B. Recreation Committee - Parks & Nature Trails - Clarice Flinn
 - C. Communications Committee - Rich Wendrock
 - D. Covenants Working Group - Bruce Thomas and Rick Wagner
 - E. Safety Advisory Committee (SAC) - Morgan Stagg - Page 5-7
 - F. Finance and Audit Committee - Jim Norausky
 - G. Board Meeting Monthly Report - RJ Linton - Page 8
 - H. National Night Out Committee - Maria Alvarado
 - I. Other
- VI. New Business - 8:30 pm
 - A. Update on Procedures for Dog Attacks - Jim Norausky - Page 9
 - B. Nominations for Nominating Committee - Page 10
 - C. Garage Sales in Cinco Ranch - Re-open Debate? - Page 11
 - D. Removal of Inactive NRC Reps
 - E. Other
- VII. Guests - 8:45 pm
 - A. Michael Meagher - Community Update (if needed)
- VIII. Handouts
 - A. Deed Restriction YTD Summary - Page 12
 - B. 2009 NRC Meeting Schedule - Page 13
 - C. 2009 Board Meeting Schedule / NRC Attendance Roster - Page 14
 - D. NRC Rep List - Page 15-16
- IX. Upcoming Meetings
 - A. June 24, 2009 - Board Meeting - 6:15 PM - Cinco Association Office
 - B. July 20, 2009 - NRC Meeting - 7:00 PM - The Lake House
- X. Adjourn at 9:00 pm.