



## THE CINCO ASSOCIATIONS

RESIDENTIAL I  LANDSCAPE MAINTENANCE  COMMERCIAL I  
www.cincoranchpoa.com  www.cincoranchconnects.com

### CINCO RESIDENTIAL PROPERTY ASSOCIATION, INC. NEIGHBORHOOD REPRESENTATIVE COMMITTEE (NRC) MEETING MINUTES AUGUST 17, 2009

#### NRC Members, Homeowners &

#### Guests

Per attached sign in sheet

#### Management Representatives

Lynette Barboza- NRC Secretary

- I. Meeting called to order by Chair, Morgan Stagg, at 7:10 PM. Quorum was established with NRC members present.
- II. Welcome / Introductions / Announcements
  - ♦ Trevor Eynon announced that he has appointed Mike Swift to the Alternate Voting Rep position for Cinco Ranch Seven Meadows II.
- III. Minutes - July 20, 2009 - Motion by Bill Roney to approve minutes as presented, 2<sup>nd</sup> by Kim Roberts, approved without opposition.
- IV. Committee/Subcommittee Updates/Working Group Updates
  - A. Recreation Committee - Pools - Kyle Sweet - None at this time.
  - B. Recreation Committee - Parks & Nature Trails - Clarice Flinn - Mrs. Flinn reported to the NRC that the nature trail project has been approved and project completion is projected for 6/30/2010.
  - C. Communications Committee - Chair, Rich Wendrock - Mr. Wendrock informed the group that information / articles for the newsletter would need to be in no later than September 20<sup>th</sup>. Mr. Wendrock also informed the NRC that CincoRanchConnects.com would be going away at the end of September and that he would be presented a proposal to the board at the end of the month for a new website design.
  - D. Covenants Working Group - Bruce Thomas and Rick Wagner - The temporary summer help has finished and it appears that the efforts have been successful looking at the deed restriction summary as there has been an increase in citations. Board has received the legal opinion on enforcement of street parking but deferred action until the next executive session board meeting as they needed more time to review. Discussion followed regarding legality of enforcing parking in the street. It was noted that the NRC is anxious to receive a copy of the legal opinion from the attorney.
  - E. Safety Advisory Committee (SAC) - Chair, Morgan Stagg - Morgan Stagg stated that the SAC would be making recommendations to the board regarding the patrol contracts. Morgan stated that we are still

shy on ratio of officer to home for FBC compared to Harris County. Due to this the SAC felt the current level of 5 officers should be kept as well as adding one additional to the FBC Sheriff's contract and the recommendation for the Constables would be to keep it at the current level of 4 officers. No change would be recommended for Harris County Contract. In depth discussion followed between NRC members regarding patrol contracts and getting MUD participation in contributing to the patrol contracts.

F. Finance and Audit Committee - Chair, Jim Norausky - Mr. Norausky presented the first half variance report and made the following notations:

- ◆ The reduction in income is due mainly to dues delinquencies, much of which should be collected in the second half.
- ◆ Maintenance expenses are under budget due mainly to delay of work and payments to the 2<sup>nd</sup> half on irrigation and pool repairs, playground equipment and repairs, lake maintenance, and contract material.
- ◆ Professional services were essentially on budget.
- ◆ Utilities were higher than budget due mainly to higher water usage and costs.
- ◆ Patrol services were under budget due to the delay in bringing on an extra deputy.
- ◆ Other expenses under ran the budget mainly because \$271 k budgeted for insurance was delayed to the 2<sup>nd</sup> half.

Mr. Norausky stated that the 1.25 million dollars that was not insured in the sweep account was approved by the board to be moved into the non-interest bearing checking account where it would be insured by FDIC. The remaining money in the sweep account will be insured until 9/17/2009. The FAC and management are currently interviewing different banks and the FAC will make a recommendation to the board on which banking facility offers the operational flexibility needed as well as insuring all money is insured. Mr. Norausky explained how the CDAR's program works as this would be one of the recommendations for the board to review.

G. Board Meeting Monthly Report - R.J. Linton - A copy of Mr. Linton's report was included in the packet handout. Mr. Linton thanked Mr. Norausky for his hard work and dedication on keeping the NRC up to date and informed.

H. National Night Out - Maria Alvarado - Mrs. Alvarado explained to the NRC that the NNO event was moved to October because of the heat and that it has been a successful event for the past two years. Mrs. Alvarado stated that in the past the event has been held at LaCenterra but that is you really want to know your neighbors you have to get out in your neighborhood. Mrs. Alvarado asked the NRC if they would like to continue to have the event at LaCenterra or if they would like to start doing the event within their own neighborhood or a combination

of both. NRC would like to do both events. Mrs. Alvarado to look into having an event for the individual neighborhoods in May for 2010.

**VI. New Business**

A. Other - None at this time.

**VII. Guests**

A. Michael Meagher - Community Update

- ◆ Currently there has been no resolution to the dumpster issue. Concerns were conveyed to the land owner and construction was stopped. We are working with them on moving the location of the dumpster.
- ◆ New field operations administrator has started with Cinco and is getting off to a great start.
- ◆ HOA building negotiations have been completed and the contract is currently at the attorney for review. Builder awarded the project was Markee Construction.
- ◆ Budget workshops to start in September

**VIII. Handouts**

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

**IX. Upcoming Meetings**

- ◆ August 26, 2009 - Board Meeting - 6:15 pm - The Cinco Assoc. Office
- ◆ September 21, 2009 - NRC Meeting - 7:00 PM - The Lake House

**X. Meeting adjourned at 8:30 PM with no further business.**

# CINCO RANCH PROPERTY ASSOCIATION, INC.

## NEIGHBORHOOD REPRESENTATIVES COMMITTEE

---

### \* Meeting Agenda August 17, 2009 \*

- I. **Establish quorum and call to order - 7:00 pm**
- II. **Welcome / Introductions / Announcements - 7:05 pm**
  - ◆ Trevor Eynon to appoint and introduce Mike Swift as Alternate Voting Rep of Cinco Seven Meadows II
- III. **Approve Minutes - 7:07**
  - A. July 20, 2009 - Page 2-4
- IV. **Committee/Subcommittee/Working Group Updates (If Needed) - 7:10 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
  - F. Finance and Audit Committee - Jim Norausky
  - G. Board Meeting Monthly Report - RJ Linton - Page 5-6
  - H. National Night Out Committee - Maria Alvarado
  - I. Other
- V. **New Business - 7:50 pm**
  - A. Other
- VI. **Guests - 8:00 pm**
  - A. Michael Meagher - Community Update
    - ◆ Dumpster Issue
  - B. Other
- VII. **Handouts**
  - A. Deed Restriction YTD Summary - Page 7-9
  - B. 2009 NRC Meeting Schedule - Page 10
  - C. 2009 Board Meeting Schedule / NRC Attendance Roster - Page 11
  - D. NRC Rep List - Page 12-13
- VIII. **Upcoming Meetings**
  - A. August 26, 2009 - Board Meeting - 6:15 PM - Cinco Association Office
  - B. September 21, 2009 - NRC Meeting - 7:00 PM - The Lake House
- IX. **Adjourn at 8:30 pm.**

✓867	Greenway Village I Neighborhood	
	Voting Rep - Bill Roney	<i>Bill Roney</i>
	Alt. Voting Rep - Rich Wendrock	
	2nd Alternate Voting Rep - Open Position	
303	Greenway Village II Neighborhood	
	Voting Rep - Walt Bronson	<i>Walt Bronson</i>
	Alt. Voting Rep - Ken Hagin	<i>Ken Hagin</i>
	2nd Alternate Voting Rep - Charlotte Brooks	
202	Greenway Village III Neighborhood	
	Voting Rep - Kim Roberts	<i>Kim Roberts</i>
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
✓216	Meadow Place Neighborhood	
	Voting Rep - Brian Bearden	<i>Brian Bearden</i>
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
✓278	Meadow Green Neighborhood	
	Voting Rep - Andrew Fryer	<i>Andrew Fryer</i>
	Alternate Voting Rep - John Holmes	
	2nd Alternate Voting Rep - Open Position	
132	North Lake Village Custom Neighborhood	
	Voting Rep - Eddie Whitfield	
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
✓378	North Lake Village I Neighborhood	
	Voting Rep - Morgan Stagg	<i>Morgan Stagg</i>
	Alternate Voting Rep - R.J. Linton	
	2nd Alternate Voting Rep - Stephen Talecki	
262	North Lake Village II Neighborhood	
	Voting Rep - Scott Wilkerson	
	Alternate Voting Rep - Michael Bayliss	
	2nd Alternate Voting Rep - Open Position	
✓129	South Lake Village Custom Neighborhood	
	Voting Rep - James Norausky	<i>James Norausky</i>
	Alternate Voting Rep - Scott Alt	
	2nd Alternate Voting Rep - Open Position	
356	South Lake Village Neighborhood	
	Voting Rep - Gary Coburn	<i>Gary Coburn</i>
	Alternate Voting Rep - Bruce Thomas	
	2nd Alternate Voting Rep - John Sharp	<i>John Sharp</i>
✓282	South Park I Neighborhood	
	Voting Rep - Joshua Cerrosek	<i>Joshua Cerrosek</i>
	Alternate Voting Rep - Dr. Rafael Alverio	
	2nd Alternate Voting Rep - Open Position	
✓503	South Park II Neighborhood	
	Voting Rep - Bob Krusemark	<i>Bob Krusemark</i>
	Alternate Voting Rep - David Drake	
	2nd Alternate Voting Rep - Cornelius Voorhies (Neil)	
347	South Park III Neighborhood	
	Voting Rep - Geoff Bynum	<i>Geoff Bynum</i>
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
320	South Park IV Neighborhood	
	Voting Rep - William Schneider	
	Alternate Voting Rep - Anna Agnew	
	2nd Alternate Voting Rep - Open Position	
✓384	Town Center I Neighborhood	
	Voting Rep - Ziznedth Kelly	<i>Z Kelly</i>
	Alternate Voting Rep - Catherine Jackson	
	2nd Alternate Voting Rep - Open Position	
✓317	Town Center II Neighborhood	
	Voting Rep - James Nutter	<i>James Nutter</i>
	Alternate Voting Rep - Joe Davis	
	2nd Alternate Voting Rep - Bill Fales	
280	Town Center III Neighborhood	
	Voting Rep - Open Position	
	Alternate Voting Rep - Open Position	
	2nd Alternate Voting Rep - Open Position	
8740	Total number of represented neighborhoods - 8460	

51% Quorum = 4315  
75% Quorum = 6345

Quorum Established  
*JF*

NRC Meeting Sign In Sheet  
 August 17, 2009

VOTES	NEIGHBORHOOD	SIGNATURE
101	Bayou Oaks Custom Neighborhood Voting Rep - Randy Acree Alternate Voting Rep - Ann Marie Helmer 2nd Alternate Voting Rep - Open Position	<i>RA Acree</i>
10	Bayou Park Estates Custom Neighborhood Voting Rep - Bob Parker Alternate Voting Rep - Open Position 2nd Alternate Voting Rep - Open Position	
56	Bayou Pines Custom Neighborhood Voting Rep - Todd Schutte Alternate Voting Rep - Chris Hester 2nd Alternate Voting Rep - Open Position	<i>Todd Schutte</i>
254	Cinco Ranch Seven Meadows I Neighborhood Voting Rep - Thomas Wilkins Alternate Voting Rep - David Bippus 2nd Alternate Voting Rep - Open	
254	Cinco Ranch Seven Meadows II Neighborhood Voting Rep - Trevor Eymon Alternate Voting Rep - Open Position 2nd Alternate Voting Rep - Open Position	<i>T Eymon</i>
210	Cinco Ranch Seven Meadows III Neighborhood Voting Rep - Scott Bateman Alternate Voting Rep - Open Position 2nd Alternate Voting Rep - Open Position	<i>Scott Bateman</i>
278	Cinco South I Neighborhood Voting Rep - Rick Wagner Alternate Voting Rep - Maria Alvarado 2nd Alternate Voting Rep - Paul Marsh	<i>R Wagner</i>
376	Cinco South II Neighborhood Voting Rep - Dean Zieschang Alternate Voting Rep - Jeffrey Shaffer 2nd Alternate Voting Rep - Open Position	<i>D Zieschang</i>
367	Cinco Southwest I Neighborhood Voting Rep - Marian Carlson Alternate Voting Rep - Mike Joyce 2nd Alternate Voting Rep - Open Position	<i>M Carlson</i>
196	Cinco Southwest II Neighborhood Voting Rep - Craig Enochs Alternate Voting Rep - Open Position 2nd Alternate Voting Rep - Open Position	<i>C Enochs</i>
390	Cinco Southwest III Neighborhood Voting Rep - Joe Axline Alternate Voting Rep - Dave Gibson 2nd Alternate Voting Rep - Open Position	
317	Cinco West I Neighborhood Voting Rep - Kyle Sweet Alt. Voting Rep - Clarice Film 2nd Alternate Voting Rep - David Rowell	<i>K Sweet</i>
244	Cinco West II Neighborhood Voting Rep - Robb Flynn Alt. Voting Rep - Jack Harman 2nd Alternate Voting Rep - Open Position	<i>R Flynn</i>
285	Cinco West III Neighborhood Voting Rep - Robert Settle Alt. Voting Rep - Open Position 2nd Alternate Voting Rep - Open Position	<i>R Settle</i>
283	Equestrian Village I Neighborhood Voting Rep - Bob Champness Alt. Voting Rep - Open Position 2nd Alternate Voting Rep - Open Position	
203	Equestrian Village II Neighborhood Voting Rep - Tony Gomez Alt. Voting Rep - Lisa Alatorre 2nd Alternate Voting Rep - Margarita Menendes Sharma	<i>T Gomez</i>