

Minutes of Board meeting

June 27, 2019 at Finger residence. #38 Stillforest

Meeting started at 5:35 pm. In attendance for the board: Jon Finger, Rod Proto, Mitch Cox, Gail Evensen and Don Jones. Neighborhood gets in attendance: Don and Dottie Bates, Deena and Reggie Buford and Fred Lawton. Present from Templar were Jeff Solano and Angel.

Security: The issues surrounding the recent security breach at #3 were discussed in detail. There were many things that did not go right that could have prevented the problem. Measures were discussed to try to mitigate this in the future including the following:

- The threshold for calling the Memorial Police that Templar uses needs to be lowered. Any suspicious activity needs to result in an immediate call to the police before anything else.
- Procedures for the guards need to be reviewed again. Templar is writing those up and they will be reviewed and may be discussed with the neighborhood to tighten things up.
- Communication needs to be improved at all levels. We have been without a chair of the Security Committee since Mark Kosiki left the neighborhood our committee has been inactive. He was meeting with the guards and supervisor weekly. A volunteer is needed to head this effort.
- At the annual meeting and in the minutes of that meeting which went to all residents the correct number for the guard was given out. **That number is 281-995-0609. Please record this number.**
- It is helpful for residents to let Templar know when they go out of town.

Once input is received from Templar we will get back to the neighborhood to discuss direction.

Drainage: A number of neighborhood drainage issues were discussed.

- Jim Johnson solicited a quote for a neighborhood study of our drainage situation. One of the pressing problems is the drainage at the southwest corner of Stillforest. Fred Lawton volunteered to do a topographical survey of that specific area so that we could see what the issues are and possibly assist in developing simple solutions. There are multiple issues involved and this will help sort that out with real data. One component of the problem involves flow of water to the common drainage system at #17 where Dottie and Don agreed to contour their property between the road and the drains to facilitate the water flow. Again, there are multiple issues and another look will be taken when the contouring is done and the elevation survey is complete. At that time the neighborhood study will be reexamined.
- There is a new drainage problem at #17 as a result of the construction at #33. Rod Proto is in contact with the builder to try and resolve the issue.
- #3 brought up the issue of the water flow at the very front of their property and shows the ponding that is occurring as a result of the buildup of the flower bed at #1. It appears that this part of #1 and #3

are in the neighborhood right of way for drainage and utilities. **All residents need to understand that it is their responsibility to insure that water flows in these areas unimpeded.** The neighbor at #1 will be contacted to enlist his cooperation in the simple fix that should fix this problem.

-As stated above each neighbor has the obligation to maintain their own drainage as well as the common drainage that is in the easement areas. We have been struggling to get cooperation in the neighborhood on this. In fact residents who have actually flooded and who are on the drainage committee are among those who seem to ignore their ditches. The board's position is that this cannot continue. We are getting quotes to dig out the ditches and will notify those residents who have non-compliant drainage that they need to do something and provide them with these quotes. The association has the obligation to insure that residents live up to their obligations and is exploring the ways to do so. In the past we have sought legal advice on how to proceed and there may be some suggested changes to our by-laws at the next neighborhood meeting. It is in everyone's interest that this be dealt with and our plan is to walk the neighborhood again and notify all of those properties which need maintenance. The board asks your cooperation in getting this done.