

Homeowners' Association of Yaupon Trails

Meeting Minutes

October 11, 2022 – The Real Estate Gallery

Meeting was called to order at 2:00 p.m.

Attendees

- Stephen Grove & Amanda Harvey
- Melinda Pimentel & Kelsey Poston, Aggieland Houses/HOA Management Team

Establishment of a quorum was present

- Management Report & Financial Report given by Melinda Pimentel (see attached)

New Business

- Amanda had a few questions about the 2023 budget.
 - It was decided to increase the insurance line item to \$9,000. Amanda going to send over their insurance information to Melinda so we can get a quote from them.
 - The 2023 budget is being tabled for now and will be updated and sent to Stephen & Amanda for final approval and then approved via email.
- A homeowner has requested for a strip of mowing behind their homes on Underbrush Crossing to be added to the monthly landscaping maintenance.
 - Stephen & Amanda agreed to add this section to the landscaping. Kelsey will reach out to the landscapers to get it added ASAP.
- 2:17 p.m. adjournment

Yaupon Trails HOA Management Report October 11, 2022 Annual HOA Meeting

Lot count: 108. Homeowner: 53

Aggieland Houses commenced management of Yaupon Trails HOA on January 1, 2021. We are located at The Real Estate Gallery, 4121 State Highway 6 South on the 2nd floor. Operating hours are Monday – Friday 8:30 am – 5:00 pm.

Site Inspections:

Homeowner inspections are conducted bi-weekly. In 2021, there were no violations sent.

In 2022, 61 violations have been sent.

1 – CCR 3.01 3.01 Construction of Improvements. No Improvements shall hereafter be constructed upon any of the Property without the prior approval of the Architectural Committee.

46 – CCR 3.05 Clotheslines, Garbage Cans, Rubbish and Debris. No rubbish or debris of any kind shall be placed or permitted to accumulate upon a Lot and no odors shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or its occupants. No clotheslines shall be erected or installed on the exterior portion of any Lot and no clothing, linens or other material shall be aired or dried on the exterior portion of any Lot, unless screened from view from any adjacent lot or street. All garbage cans, above-ground storage tanks, mechanical equipment, woodpiles, yard equipment and other similar items on Lots shall be located or screened so as to be concealed from view of neighboring Lots, streets, and property located adjacent to the Lot. All rubbish, trash, and garbage shall be stored in appropriate containers approved by the Board and shall regularly be removed from the Properties and shall not be allowed to accumulate thereon. If rubbish or debris accumulates upon any Lot in violation of this provision in the judgment of the Association, the Association may remove the rubbish or debris, and charge a special assessment to the Owner of the Lot.

3 – CCR 3.18 Vehicles. No vehicle or trailer, which is inoperative, wrecked, dismantled, discarded or which does not have (i) a lawful license affixed thereto, (ii) an unexpired license plate or plates, and (iii) a valid motor vehicle safety inspection certificate, shall be permitted upon any Lot. If visible from the street for a period longer than 72 hours such violative vehicles shall be subject to being towed away by the Association at the owner's expense.

No truck or van with more than two axles, service vehicles (including but not limited to, those containing multiple tool boxes, ladder racks, welding equipment, construction equipment or other similar equipment or accessories), boat, trailer, motor home, mobile home, house trailer, or recreational vehicle, may be kept on the street in front of any Lot, or upon any Lot, unless it is kept inside the garage or yard areas, behind fences or walls, and concealed from public view. No vehicle of any kind may be parked on lawn areas for any reason. These restrictions shall not apply to any vehicle, machinery, or maintenance equipment temporarily parked and used for the construction, repair and maintenance of the Subdivision or of any properties in the Subdivision. Passenger vehicles may be parked on the street in front of Lots for periods of time not to exceed twelve (12) hours in any twenty-four (24) hour period. Any vehicle parked for a longer time may be towed away by the Association at the Lot owner's expense. This restriction is not to be construed to prohibit periodic overnight guests from parking on the street, but is to specifically prohibit residents from using the street as the usual overnight parking for vehicles. No major repair work, dismantling, or disassembling of motor vehicles or other machinery or equipment shall be permitted in or on any drive, street, garage, carport or any part of any lot.

9 – CCR 3.21 Maintenance of Lawns and Plantings. Those portions of each improved Lot that are visible from the street, primarily the front yard, shall be maintained with domestic grass and/or suitable ground cover, integrated with any natural trees and bushes that may be incorporated into the landscaping. In any case, whether a yard is primarily covered with grass and/or ground cover or largely covered with natural growth, the yard shall be kept in a manner consistent with a well-maintained attractive neighborhood.

If the Owner of any Lot fails to keep the grass and vegetation cut as often as may be necessary to maintain the Lot in a neat and attractive condition, the Association may have the grass or vegetation cut, and the lot owner shall be obligated to pay, or otherwise reimburse the Association, for the cost of such work. By acceptance of its grant deed, each Lot Owner in the Subdivision grants to the Association authority to enter upon such Owner's property without threat of trespass or other liability against the Association excepting willful misconduct by the Association, its officers, employees and agents.

2 – CCR 3.27 Basketball Goals and Sports Equipment. No basketball goals (pole, backboard or rim) or other sports equipment, shall be permanently or temporarily located within fifteen (15) feet of the front Lot line on any Lot, or the side Lot line along any public street.

Violations are sent as a notice only and a request for correction of the violation. No other action is taken on the management side other than follow-up. Action is only taken after continued failure to correct the violation.

Builder inspections are conducted on a weekly basis. At which time, we are looking for trash and debris collecting on the site, overgrown landscape, street cleanliness, and contractor vehicles blocking traffic and driveways. Notices and violations have been and will continue to be sent to the builder as offenses are found.

Financials:

Monthly financial reports are sent to the directors. Quarterly and end-of-year reports can be found online at <http://aggielandhouses.com/yaupontrailshoa/>. You can also find the 2021 Budget on these sites.

Other items like: HOA due information, governing documents, and common forms can be found online at <http://aggielandhouses.com/yaupontrailshoa/>.