

Homeowners' Association of Southern Pointe Inc.

2023 Annual Meeting Minutes

April 18, 2023 – Wellborn Community Center

Vicki Hillert called the meeting to order at 6:00 p.m.

Attendees

- Wallace Phillips, Developer/Director, Vicki Hillert, Director, Carrie Wilson, Director
- Kelsey Poston, Aggieldand Houses/HOA Management Team

Meeting minutes from last year's annual meeting were approved and were posted on the website shortly after.

Discussions

- Treasures Report
 - 2023 Budget - Wallace motions to approve and Carrie seconds that motion. All in favor.
- Topic to Discuss Forms
 - 6375 Darlington
 - CEO needs to be more reliable.
 - CEO was there and asked these homeowners to give him a call so he could help them with their issues.
 - Timeline of amenities?
 - Will be given with developer update.
 - 6314 Spartan
 - Will there be a path around the pond and if it is going to be?
 - Yes, there will be some sort of path around the pond.
- Management Report given by Kelsey Poston (see attached)
- Discussion of community events given by Kelsey Poston.
 - The current volunteers are needing more help get some events together for the community. Right now, they are working to plan a 4th of July, Fall Festival & Christmas event. If you are interested in joining the events committee, let Kelsey know and she will get you in touch with the group.
- Developer Update Given by Wallace Phillips (see attached)
- Date for next year's annual meeting
 - April 23, 2024
- Adjournment @ 6:31 p.m.

Southern Pointe HOA Management Report

April 18, 2023 Annual Meeting

Aggieland Houses commenced management of Southern Pointe HOA on July 18th, 2019. 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.

The management company is employed to manage the workload of the HOA, create efficiencies and easier processes, and work alongside the HOA Board of Directors, Architectural Control Committee, and any other committees. Our primary responsibilities include billing and collections, enforcing community policies, vendor management, risk reduction, administrative office duties, site management, and keeping an open line of communication with the residents. Aggieland Houses is not part of the board of directors or development team.

Melinda Pimentel, President and Managing Director of Aggieland Houses, joined Aggieland Houses in February 2015 and brings 26 years of finance and business management practice. In 2017, she obtained her Real Estate License with the Texas Real Estate Commission and is a member of the Bryan College Station Regional Association of REALTORS®. Melinda earned the designation of Certified Manager of Community Associations, in 2018, and Association Management Specialist, in 2020, by the Community Associations Institute. She continually seeks professional development for the betterment of the associations we represent.

Kelsey Poston, Operations Manager, has been with Aggieland Houses since 2016. She's gained a wealth of knowledge in management and association organization. She loves what she does. Kelsey is the eyes and ears of our neighborhoods. You'll see her regularly driving in your neighborhood checking for infractions and ensuring the neighborhood's common areas are well kept.

Lot count: 560. Homeowner: 300, Builder: 177, Developer: 83

Site Inspections:

Homeowner inspections are conducted bi-weekly.

From April 20, 2022 – April 18, 2023, 224 infraction notices were sent.

1 – CCR 2.15 (Temporary Structures) No tent, shack, or other temporary building, Improvement, or structure must be placed upon the Development Area without the prior written approval of the Southern Pointe Reviewer; provided, however, that temporary structures necessary for storage of tools and equipment, and for office space for Homebuilders, architects, and foremen during actual construction may be maintained with the prior approval of the Declarant, approval to include the nature, size, duration, and location of such structure.

4 – CCR 2.18 (Basketball Goals) Permanent basketball goals are permitted with the prior written approval of the Southern Pointe Reviewer, provided they are located at least ten feet (10') away from the street curb in the front of the residence located on the Lot. Permanent basketball goals

are not permitted in any street right-of-way. The basketball goal backboard must be clear and perpendicular to the street and mounted on a green or black metal pole permanently installed in the ground. Portable basketball goals are permitted but must be stored in the rear of the Lot or inside the garage when not in immediate use. Portable basketball goals are not permitted in any street right-of-way, or placed in a way as to promote playing in the street, including cul-de-sacs. Basketball goals must be properly maintained and painted, and not supported with exterior weights (rocks, sand bags, bricks, etc.), with the net in good repair. Chain nets are prohibited.

2 – CCR 2.26 (Décor & Lighting) No decorative appurtenances such as sculptures, birdbaths and birdhouses, fountains, or other decorative embellishments shall be placed on the residence or on the front yard or on any other portion of a Lot which is visible from any street, unless such specific items have been approved in writing by the Southern Pointe Reviewer. Customary seasonal decorations for holidays are permitted without approval by the Southern Pointe Reviewer but shall not be displayed earlier than thirty (30) days prior to the applicable holiday or later than thirty (30) days after the applicable holiday. Outside lighting fixtures shall be placed so as to illuminate only the yard of the applicable Lot and so as not to affect or reflect into surrounding residences or yards. No mercury vapor, sodium or halogen light shall be installed on any Lot which is visible from any street unless otherwise approved by the Southern Pointe Reviewer.

85 – CCR 2.4 (Trash) Trash containers and recycling bins must be stored in one of the following locations: (i) inside the garage of the residence; or (ii) behind or on the side of a residence in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent residence, e.g. behind a privacy fence or other appropriate screening. The Southern Pointe Reviewer shall have the right to specify additional locations in which trash containers or recycling bins must be stored.

8 – CCR 2.5 (Unightly Articles; Vehicles) No article deemed to be unsightly by the Board shall be permitted to remain on any Lot so as to be visible from adjoining property or from public or private thoroughfares. Without limiting the generality of the foregoing, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, all-terrain vehicles and garden maintenance equipment shall be kept at all times except when in actual use, in enclosed structures or screened from view and no repair or maintenance work may be done on any of the foregoing, or on any automobile (other than minor emergency repairs), except in enclosed garages or other structures. Trailers may not be stored on any Lot at any time, except for the purposes of loading and unloading cargo. The term "stored", as used in the preceding sentence, shall mean a trailer not attached to any vehicle or a trailer parked in the same position overnight or for longer than eight (8) consecutive hours. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics must be appropriately screened from view, and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse or trash must be kept, stored, or allowed to accumulate on any portion of the Development Area except within enclosed structures or appropriately screened from view. No racing vehicles or any other vehicles (including, without limitation, motorcycles or motor scooters) that are inoperable or do not have a current license

tag may be visible on any Lot or may be parked on any roadway within the Development Area. Motorcycles must be operated in a quiet manner.

Parking of commercial vehicles or equipment, recreational vehicles, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than: (i) in enclosed garages; and (ii) behind a fence so as to not be visible from any other portion of the Development Area is prohibited; provided, construction, service and delivery vehicles may be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a residence. Notwithstanding the foregoing, an Owner who operates a commercial vehicle during the course of his or her business or occupation may store such vehicle in the garage; provided, however, such vehicle may not exceed the weight or capacity of an ordinary passenger vehicle. 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.

119 – CCR 2.9 (Landscaping) The Owners of each Lot will jointly and severally have the duty and responsibility, at their sole cost and expense, to keep their Lot and all Improvements thereon in good condition and repair and in a well-maintained, safe, clean and attractive condition at all times. The Board, in its sole discretion, will determine whether a violation of the maintenance obligations set forth in this Section has occurred. Such maintenance includes, but is not limited to the following, which must be performed in a timely manner, as determined by the Board, in its sole discretion: (i) Prompt removal of all litter, trash, refuse, and wastes.

(ii) Lawn mowing and edging.

(iii) Tree and shrub pruning.

(iv) Watering.

(v) Keeping exterior lighting and mechanical facilities in working order.

(vi) Keeping lawn and garden areas alive, free of weeds, and attractive.

(vii) Keeping planting beds free of turf grass.

(viii) Keeping sidewalks and driveways in good repair.

(ix) Complying with Applicable Law.

(x) Repainting of Improvements.

(xi) Repair of exterior damage, and wear and tear to Improvements.

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

1 – CCR 3.23(B) (Vehicles & Parking) Prohibited Vehicles. Commercial vehicles, vehicles with commercial writing on their exteriors (excluding vehicles with lettering or logos confined to the front door on each side), vehicles primarily used or designed for commercial purposes, tractors, UTV, ATV, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers boats and other watercraft, and boat trailers shall be parked only in

enclosed garages or areas, if any, designated by the Board. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the Properties except within enclosed garages. Vehicles that become inoperable while on the Properties must be removed within seventy-two (72) hours thereof. For purposes of this Section, a vehicle shall be considered "stored" if it is put up on blocks or covered with a tarpaulin and remains on blocks or so covered for fourteen (14) consecutive days without the prior approval of the Board. Notwithstanding the foregoing, service and delivery vehicles may be parked in the Properties during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Areas. Any vehicle parked in violation of this Section or parking rules promulgated by the Board may be towed by the Association.

3 – CCR 3.4 (Fencing) All fences and walls shall comply with all Applicable Law. Unless otherwise approved by the Southern Pointe Reviewer, no fence, wall or hedge will be erected or maintained on any Lot nearer to the street than the front elevation of the residence constructed on the Lot, except for fences erected in conjunction with the model homes or sales offices. The Southern Pointe Reviewer will have the sole discretion to determine the front elevation of the residence for the purpose of this Section 3.4. No chain-link, metal, vinyl or agricultural fences may be installed or maintained on a Lot, except by Declarant. All wood fences shall be six (6) feet in height and constructed using metal posts and cedar (or better quality wood), unless installed by Declarant or required by Applicable Law. Each Owner must maintain all fences on such Owner's Lot in good condition, including but not limited to periodically re-staining all fences on such Owner's Lot using stain substantially similar to the stain applied to the fences as originally constructed (if any), as determined by the Southern Pointe Reviewer. Any broken pickets, fallen or leaning panels must be repaired or replaced. In the event that a fence on an Owner's Lot is replaced, the Owner is responsible for staining the new fence with stain substantially similar to the stain applied to the fences as original constructed (if any), as determined by the Southern Pointe Reviewer. Notwithstanding the foregoing, fences adjacent to a Common Area, trail, greenbelt or floodplain must be constructed of wrought iron or black, powder-coated steel and of a height equal to fifty-two inches (52"), with a 45-degree taper from the wood privacy fencing

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

Property inspection reports are sent to the directors monthly. Issues such as trash, overfilled trashcans, dead landscaping, overgrown weeds, etc. are reported. Typically, the developer sends a contractor out to address issues.

Financials:

Monthly financial reports are sent to the directors. Quarterly reports and end of year reports can be found online at <https://southernpointe.com/home-owner-information> and at <http://aggielandhouses.com/sopohoa/>.

Other items like: HOA due information, governing documents, utility data, and common forms can be found online at <https://southernpointe.com/home-owner-information> and at <http://aggielandhouses.com/sopohoa/>.

Contact Information:

Aggieland Houses

P: (979) 314-4234

www.aggielandhouses.com/sopohoa/

Residents can email the management company directly from their Resident Web Portal. Other features include transaction history and payment options. If you do not have Resident Web Access, call our office, and select 0 to speak to Kelsey. She will get you all set up.

Feel free to contact us with any questions or concerns.



SOUTHERN POINTE

April 21, 2023

Southern Pointe Community;

We hope everyone is doing well and we wanted to provide some updates on the community. If you were not able to attend the hoa meeting in person or by zoom, the minutes will be posted on the website in the upcoming weeks.

Amenities

We are very excited to announce the upcoming amenities below. We should have a better idea of timelines when we send out the next quarterly update so we will try to provide those at that time. Our goal is to have the pool/splash pad open by Summer 2024 for residents to enjoy.

Resort-Style Pool

Splash Pad

New Playground located in the Pool Amenity Area (includes swings, climbing rocks, and separate age appropriate playscapes)

Pickle Ball Courts

Basketball Court

Dog Park (located in Phase 100 common area and will include separate areas for both small and large dogs)

Baseball Backstop (located in the Phase 100 common area)

Commercial Lots

At the beginning of the year, we filed a plat on our first commercial phase along the Highway 6 feeder road to the south side of Southern Pointe Parkway at the main entrance. This will consist of a regional detention pond and eight acres of real estate for commercial use. Development is still in progress for the commercial property to the north side of Southern Pointe Parkway. We already have contracts in place for an upscale convenience store, bank and office space. We are excited about bringing these businesses to the community.

Road Construction & Roundabout

Construction is still in progress on the roundabout, and we hope to have it completed within sixty days. The streets in the roundabout are not ready for public traffic so we asked that you use alternate routes throughout the community.

As a reminder, all dates are best estimate and dependent upon many factors including weather and availability of materials. We are grateful for each one of you that have chosen to make Southern Pointe your home and we will continue to work hard to make this a wonderful community for you to call home!

Yours Truly,

Wallace Phillips III
Director/ President



Concept Only

CONCEPT ONLY

Submittals	BY



COLLEGE STATION, TX

the land design group inc.
547 william d. fitch pkwy #108 college station, texas 77845 • 979.846.2775
SOUTHERN POINTE POOL & PARK



DRAWN	CJG
CHECKED	WAK
DATE	3-14-23
SCALE	1" = 20'-0"
JOB NO.	LDG 21.035.11
SHEET	P2

OF



NO	PRODUCT	QTY	SPM	LINE SIZE
1	CANOPY TRIO W/ACRYLIC	1	15	15"
2	MINI FLASHLOOD	1	10	15"
3	BUBBLER	2	10 EA	1" EA
4	GROUND FAN	2	5 EA	1" EA
5	JR. WATER LEVEL	2	7 EA	1" EA
6	MINI OUTWARD SPRAY RING	1	60	2.5"
7	SEA CRAWLER	2	5 EA	1" EA
8	TRIPLE ARCH JET	2	5 EA	1.5" EA
9	AQUAVATOR	1	-	-

- NOTE:
- ALL CONCRETE SLOPES TO BE 1/8"/FT MIN. AND 1/4"/FT MAX.
 - SITE ELEVATIONS OF SPLASH PAD AND CONCRETE APRON TO BE VERIFIED BY OTHERS. AQUATIX ELEVATION REFERENCE IS 0.0' FOR TOP OF DRAIN BOX. ALL OTHER NOTED ELEVATIONS ARE REFERENCED FROM THAT POINT.
 - REFER TO SPEC SHEET AND INSTALLATION DRAWINGS FOR EACH PRODUCT.
 - ACTUAL SIZE, SHAPE, AND LOCATION OF SPLASH PAD TO BE FIELD DETERMINED BY OTHERS. ALL DIMENSIONS OF SIZE AND SHAPE OF SPLASH PAD FOR REFERENCE ONLY.
 - THE INTENT OF A SPLASH PAD IS TO BE A DRY DECK WITH NO STANDING WATER. THE WATER IS TO BE CONTAINED WITHIN THE PERIMETER OF THE SPLASH PAD AND ALL WATER IS TO DRAIN INTO THE DRAIN BOXES. THE CONCRETE IS TO BE FORMED AND SLOPED TO ACCOMMODATE THIS DRAIN PATTERN.
 - ALL TREATED SPLASH PAD WATER IS INTENDED TO REMAIN WITHIN DESIGNATED SPLASH PAD DECK. UNDER NO CIRCUMSTANCES SHOULD SPLASH PAD ALLOW WATER TO DRAIN OFF PAD. UNDER NO CIRCUMSTANCES SHALL THE SURROUNDING HANGSCAPE AREA BE SLOPED TO ALLOW WATER TO BE DRAINED INTO THE SPLASH PAD DECK.
 - ALL CONCRETE SURFACES TO HAVE A MEDIUM BROOK-FRISH.
 - APPROPRIATE EXPANSION JOINT AND SAW CUT LOCATIONS WITH PLAY EQUIPMENT LOCATIONS. DRAWINGS ARE FOR DESIGNALAYOUT PURPOSES ONLY. PLEASE SEE AQUATIX BY LANDSCAPE STRUCTURES FOR INCLUDED STRUCTURES EQUIPMENT SERVICES AND EXCLUSIONS. INDICATES SPLASH ZONE.
 - SPLASH ZONES ARE APPROXIMATE. ACTUAL SPLASH ZONE MAY VARY BASED ON VARIOUS ENVIRONMENTAL CONDITIONS, FLOW RATES, SLOPE OF SPLASH PAD, SUBMERGENCE DEPTH AND WIND DIRECTION. SEE SCHEMATIC ONLY.
 - 10' OF GRANULAR FILL RECOMMENDED OR AS SOIL CONDITIONS AND/OR LOCAL CODE REQUIRES WITH A MINIMUM OF 2000 PSI SOLE BEARING CAPACITY.
 - THERE IS TO BE A MINIMUM OF 6" OF GRANULAR FILL AROUND ALL PIPING.
 - CONSTRUCTION OF SPLASH PAD CONCRETE TO BE 5" THICK, 4000 PSI CONCRETE WITH #4 BARS SPACED 12" O.C. PART WAY. CONCRETE PAD TO HAVE REBAR SPACING JOINTS EVERY 20' X 20' SO SAW-CUT JOINTS EVERY 10' AND THICKER PROFILES AT EDGE OF PAD AND AT EACH STRUCTURE/EMBED.
 - CONSTRUCTION OF 5" APRON AROUND PERIMETER OF SPLASH PAD TO BE 5" THICK, #4 MESH REINFORCED, 3500 PSI CONCRETE. APRON TO INCLUDE EXPANSION JOINT AT PERIMETER EDGE OF SPLASH PAD AND NEEDED SAW-CUT JOINTS.
 - SCHEDULE 80 FVG TO BE UTILIZED FOR ALL SPLASH PAD MECHANICAL SYSTEM PIPING.

SPLASH PAD AREA: 1,251 SQ. FT.
TOTAL AREA: 2,124 SQ. FT.
TOTAL FEATURE FLOW RATE: 148 GPM