



KINGS FOREST
COMMUNITY ASSOCIATION

**Board of Trustees Meeting
Monday, June 2, 2008**

Minutes

CALL TO ORDER

The meeting was called to order at 7:35 p.m. by board president, Howard Pitman. In attendance were board members Richard Badoian, Bob Braun, Mike Gilroy, Howard Pitman and Lois Vance. Special Guest was Deborah Yocham representing Humble Independent School District. Approximately 23 community members were present in addition to board members.

SPECIAL GUESTS

Deborah Yocham, Director of Facility Planning and Construction for Humble I.S.D., addressed the KF community's concerns about the new KHS exit onto Valley Manor. She showed the blueprint of school district plans that have been in development since 2005 and confirmed in May of 2005 the Kings Forest Community Association (KFCA) was asked for a variance in the easement setback of 25 feet. This was a change from the former 50-foot setback, and while increasing the faculty parking lot size for KHS, also put the exit for this lot directly in front of the home of Dick and Vicki Stewart on Valley Manor Drive. She confirmed there will be approximately 26 school buses in addition to the school faculty that will be using this exit during the school day.

Residents in attendance protested that his exit adversely affects all of the residents of Valley Manor and, consequently, all of King's Forest. In response to a community members' question, Yocham did state that had the variance not been granted, this exit would most likely not have been planned for the site in front of the Stewart's home.

A resident/attorney posed the question whether the district might have condemned the property if the easement had not been granted. Yocham said this was possible, but in the interest of being good neighbors and conserving district resources, not a likely alternative.

Yocham stated that the district has been working with KFCA for several weeks to find a compromise between the district and the homeowners. Several alternatives for this exit were suggested by community members to Yocham, who responded that most of these were not economically feasible for the district, or do not adhere to safety codes as established by the Fire Department or the City of Houston. At this time, the district is planning a treescaped triangle of approximately 23' X 20' in the middle of this exit in an effort to soften the view of the parking lot from the Stewart's home.

Residents also voiced concerns about the traffic along Valley Manor during pick up times at the school. They requested that sidewalks be eliminated and no-parking signage, curbs and landscaping boulders be installed to prevent illegal parking. Yocham stated that these elements would be the jurisdiction of City of Houston and TxDot. She assured the residents that school district security would also be provided to help the traffic situation along Valley Manor.

Another resident/attorney then stated to Yocham that the legality of the variance signed by Howard Pitman, KFCA President, was in question. Board members confirmed that there had not been an official Board vote granting approval for this easement. Consequently, the resident stated, the approval of a variance of the existing easement setback might be considered void and the potential existed to take legal action.

The residents most impacted by this action stated that they were never contacted by either KFCA or HISD. Residents commented that both KFCA and the school district should have taken this request for a variance directly to the residents of both Valley Manor and Laurel Garden. Yocham did apologize on behalf of the school district for what has happened in this situation. She also admitted that the school district had dropped the ball in the area of serving the constituents in Kings Forest, and things will definitely be done differently in the future.

The discussion ended with a commitment from Yocham that the school district is prepared to work with the homeowners on landscaping that meets their needs and receives the approval of the city of Houston. The issues of parking lot lights, doing away with sidewalks, adding curbs and adequate landscaping will be addressed and communicated to the homeowners and the community association. The board expressed its appreciation for the time and attention from Yocham to rectify this situation that has alarmed and possibly affected the property values of several home in the area.

APPROVAL OF MINUTES – Due to additions and corrections necessary to the minutes of the May meeting, a motion was made by Lois Vance that

Approval of the minutes for the May, 2008 be tabled until the July meeting.

A second was made and the board approved. Lois Vance will make the necessary corrections and submit these minutes in July for approval.

TREASURER'S REPORT – After a comment from a resident that it may not be appropriate to distribute a list of the names of delinquent community assessment receivables to attending residents in the monthly board meetings, it was decided that in the future only board members will be supplied with names of those delinquent in paying their community assessments.

Bob Braun reported that at the period ending May 31, 2008, the association showed revenues totaling \$64,796 and expenses of \$61,119. Thus there currently exists an operating surplus of \$3,750. Budget areas higher than normal for the year are legal fees, currently at 84%, and pool maintenance and repair, at 78%. This pool expenditure was due to a major repair caused by a leak under the sidewalk.

There are currently nine homes delinquent in their community assessment. Of these homes, two are currently vacant and in foreclosure and are delinquent more than a year. The remaining seven homes are delinquent for one year. Braun reported the board is actively pursuing collections. The home at 2403 Woods Estates has been sold and the association can expect a payment of around \$650 from the lien on this home. A member of the community asked if we have ever pursued legal action against a home for deed restrictions. Bob Braun answered that to his knowledge the answer was that we have not.

COMMITTEE REPORTS

POOL – Christi Peterson of Crystal Pool Services was not present, but sent a report. This report is attached.

MAINTENANCE - Bob Rehak stated that the community association has a budget of \$15,000 per year for scheduled maintenance of all entrances and Herb Hudson Park plus other unexpected issues that may arise. Last month the board expressed interest in applying more color to the entrances. Rehak presented four options for maintenance of these entrances. These options varied and ranged in cost from \$12,800 per year for base case from Lake Houston Lawn Care to \$37,000 per year for CC Lawn Care which included medians and both sides of the street. All four of these option proposals are included in a report attached to these minutes.

Mike Gilroy asked what our current contract with Lake Houston Lawn Care calls for and if we could see a copy of this contract. Rehak stated that the current contract states that they mow the lawns and maintain the beds. When we feel they need mulch or extra color they will do this as an upcharge. He said many elements of the current beds need to be removed and started over.

Richard Badoian asked if more bids could be obtained for the service required on our entrances and added that he would assist with obtaining these bids. Rehak stated that it would take too much time and work in order to secure the number of bids that Badoian was suggesting.

Resident Diane Livingston asked why bids were obtained to increase the size of the beds when decisions had not been made on the plans previously presented by the Revitalization Committee. Diane asked if it would it not be advisable to determine our position on the revitalization proposal prior to considering a yearly maintenance contract. The board responded that no decision has been made on this revitalization proposal. Lois Vance asked that the proposal for revitalization of the entrances be considered and placed on the agenda.

REVITALIZATION - Tricia Morley then presented again the proposals to improve the entrances that had been presented to the board by the Revitalization Committee at previous board meetings and shared with residents at the community Open House in March. In light of community support, Tricia asked that a resolution be adopted to fund the first phase of the entrance improvement plan.

The following resolution was presented by the Revitalization Committee and endorsed by Mike Gilroy

WHEREAS the Kings Forest board believes it to be in the best interest of the community to update and upgrade existing entrances hardscape, softscape, and lighting; and

WHEREAS the Revitalization Committee has conducted a review of landscape designers, who generated conceptual development plans, and

WHEREAS the Revitalization Committee presented these conceptual plans to the board and to Kings Forest residents in March 2008; and

WHEREAS the development of a final entrance treatment design plan and implementation at one entrance (to be selected) will require funding;

NOW, THEREFORE, BE IT RESOLVED by the Board of Kings Forest Community Association that the Board agrees to approve development of a final entrance treatment plan for 4 major and 2 secondary entrances

BE IT FURTHER RESOLVED that the Board agrees to allocate an additional \$10,000 from Kings Forest's 2008 budget to cover expenses related to this development /construction and that the Revitalization Committee is to conduct discussions with Dale Clarke in the development and completion of this plan at the first entrance for improvement, Woods Estates.

The motion was approved by the board unanimously

SAFETY COMMITTEE – David Stevens asked about the possibility of the KFCA hiring an additional patrol officer for Kings Forest since it does not appear that the community is getting sufficient coverage by the present City of Houston officers in the Kingwood area. Richard Badoian will assist Stevens with the gathering of information on this possibility.

DEED RESTRICTIONS – Due to the time restraints for tonight's meeting, Kevin Morley asked for a special session of the Board of Directors to hear his report on deed restrictions. All were in agreement and Howard Pitman will make arrangement for this special session.

POOL COMMITTEE – Ginny Eckley, Kathy Quinn, Don Barksdale, Richard Badoian and Lois Vance met and gathered information regarding new pool operations. The following reports were made.

Don Barksdale discussed four types of access which were card access, push button code access, regular key entry and multi T Lock system. The last system discussed uses a key which cannot be duplicated except by a special code and only by Lake Lock and Key. It is this system which the committee recommends because of the security factor and the cost. Barksdale will do more research into this system and the companies that offer it and report back by the next meeting.

Ginny Eckley distributed and read the pool rules and the waiver to be used with a system which does not utilize life guards. She also read the legal opinion as stated by our legal counsel, Butler and Hailey, which states that the KFCA is a class C pool and under the Texas Code does not require that we provide life guards. These rules and waiver along with the legal opinion are attached to these minutes.

The following motion was made by the Pool Committee and presented to the board by Lois Vance.

Based on recent community surveys regarding pool usage and operation, legal opinions recently obtained, and further analysis and recommendations of the pool committee, we the committee move that the Board of Directors vote to adopt a pool operation policy based on a keyed entry system for access and no life guards on duty. This policy will go into effect as soon as all required rules and guidelines approved by the Board are printed and posted, keys and a contract with the key provider is approved by the Board and a new pool service contract can be negotiated to reflect these changes.

With no comment or objections forthcoming from the board, the motion was approved by the board with a 3 to 1 vote with Mike Gilroy, Richard Badoian and Lois Vance in favor, and Bob Braun opposed. Howard Pitman did not vote.

The committee will gather the necessary information and contracts and provide to the board by the next general meeting for final review and approval. .

There being no further unfinished business or new business to come before the Board, a motion was made to adjourn the meeting at 11 p.m.

Respectfully submitted
Lois Vance
Secretary, Kings Forest Community Association