

**MONTGOMERY TRACE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
MAY 20, 2010**

The Board of Directors of the Montgomery Trace Property Owners Association ("MTPOA") held their called monthly meeting at 7:00 p.m. on May 20, 2010 at the Lake Conroe KOA formerly Havens Landing, 19785 HWY 105, Montgomery, TX 77316.

Jack Popham called the meeting to order with members present as follows, David Bond, Bruno Brunasso, Joe Collins, Mike Duhon, Joel Friedel, Larry Mickelson, Bob Mueller, Jack Popham, Dana Shockey and Clarice Womack.

Also, present Gloria Lee from Chaparral Management.

HOMEOWNER INPUT:

John Patterson, homeowner in attendance.

COMMITTEE REPORTS:

LAKE

No report submitted at this time.

WELCOME COMMITTEE

Clarice Womack reported the Welcome Committee members visited several new owners in the community within the past month. Clarice Womack further reported the need for three (3) members to fill current vacancies in the committee.

RESERVE COMMITTEE

Park Use and Guidelines Policy

Clarice Womack presented committee's recommendation for the Park Use Agreement and Guidelines Policy.

Upon motion made by Jack Popham, seconded by Bob Mueller the Board of Directors unanimously adopted the Park Use Agreement and Guideline Policy as amended and presented by Clarice Womack.

Amenities Committee

Upon motion made and seconded the Board of Directors unanimously voted to develop an amenities committee to research the possible location and cost of a Community Club.

The Community Club Committee will consist of the following:

Clarice Womack
Jack Popham
Dana Shockey
Bob Mueller

Trails Development

Upon motion made by Jack Popham, seconded by Bob Mueller the Board of Directors unanimously voted to begin the process for the development of bid specifications in clearing and use of the trails in Sections 4 -7.

TCEQ

Upon motion made by Jack Popham, seconded by Bob Mueller the Board of Directors unanimously approved David Bond and Clarice Womack to research and visit the Austin office, if required, to appeal to the TCEQ the water usage and pumping requirements currently assessed to the association.

MONUMENTS

Upon motion made and seconded the Board of Directors approved the stake fee as required by Mid South of \$200.00, to determine the viability of lighting to each of the four (4) monuments place along Fish Creek/Sendera Ranch.

Motion passed.

ARCHITECTURAL CONTROL COMMITTEE

Bob Mueller reported the resignation of Teresa Stanley as the Section Director to serve on the Architectural Control Committee.

The Architectural Control Committee is currently reviewing applicants and will make a recommendation to the Board of Directors in the June 2010 meeting.

Upon motion made by Jack Popham, seconded by Mike Duhon the Board of Directors unanimously approved the Architectural Control Committee to develop guidelines to address access driveways or entrances.

LANDSCAPE

No report at this time.

ROAD REPAIR

Joe Collins reported Montgomery County is working on several road repair locations as of this meeting and will continue to evaluate the areas of greatest need.

Joe Collins met with Charlie Riley, regarding the funds available and the schedule for the remaining road repairs. Reported funds set aside for the repairs of road within Montgomery Trace of \$550000.00 are still set aside for repairs to the roads in the community.

WELFARE AND SAFETY

Bruno Brunasso reported on the previous month's activity.

The confirmation communication from Captain Michael White for the additional hours, as approved in the previous meeting, at a rate of \$35.00 per hour will begin Memorial Day week end was submitted for the Board of Directors review.

NEWSLETTER COMMITTEE

No report at this time.

SETTLEMENT

SECTION 8 BLOCK 2 LOT 25

Gloria Lee reported the listing, for the property as awarded in the settlement agreement, is currently held by Capital Trust Realty. The contact indicated the trustee has not made the agent aware of the change in the property ownership which would allow the change in agent listing.

The Board of Directors requested Gloria Lee to list the property as soon as possible making the disclosure of ownership clear to the current agent.

TITLE POLICIES

The recorded deeds to the reserve areas of 67.452 and 106.23 filed for record are to this date not cleared of all liens and encumbrances to allow for Title Policy issuance. Jack Popham will contact the trustee to determine when they may comply with the agreement and order of the court.

RESERVE E SECTION 5

The ownership of the Reserve E Section 5 is again challenged as to the entire reserve platted to the community by the developer.

Mary Pustka holds a deed to a portion of the Reserve E Section 5 and currently is unable to secure clear title due to the overlap of recording documents.

Mrs. Pustka requested a Deed without Warranty approved by the Board of Directors as prepared by her attorney Mr. Rice.

Gloria Lee communicated with Mrs. Pustka and a representative in Mr. Rice's firm to help obtain the necessary documents for the Board of Directors review prior to this meeting. The attorney, as to 5:00 pm the day of this meeting, has not responded to the request for a survey indicating the exact location of the portion of Reserve as recorded within the Deed Without Warranty.

The Board of Directors indicated the decision to execute the Deed Without Warranty would be approved with the property notation of the questionable portion of the reserve indicated on a plat and the approval of the association attorney as in the previous claim.

2010 – 2011 BOARD OF DIRECTORS OFFICIES

Upon motion made and seconded the Board of Directors unanimously approved the currently held offices of the Board of Directors as previously held:

Jack Popham	President
David Bond	Vice President
Larry Mickelson	Treasurer
Dana Shockey	Secretary

The 2010-2011 officers are to visit the Prosperity Bank in Tomball, TX prior to the June 2010 meeting to execute the new signature cards for the certificates of deposits currently held.

CONSENT AGENDA

Upon motion made by Jack Popham, seconded by Mike Duhon the Board of Directors approved the items included in the consent agenda as follows:

Financial	April 30, 2010
Management Report	May 20, 2010
Work Order Log	April 2010
ACC Log	April 2010
Motion passed.	

FINANCIAL REPORT:

The Board of Directors reviewed the financial report are prepared by Chaparral Management, for month ending April 30, 2010, and the additional data sheet as prepare by Larry Michelson.

MANAGEMENT REPORT:

Gloria Lee of Chaparral Management Company presented the Management Report.

EXECUTIVE SESSION

Bad Debt Write Off

Legal Collection

Legal Deed Restriction

Hearing Request

Encroachments

NEXT BOARD MEETING

The next regular Board meeting date is Thursday, June 17, 2010.

There being no further business to come before the Board at this time, upon a motion made and seconded the meeting adjourned at 9:35pm

Dana Shockey
Secretary

Gloria Lee, CMCA, AMS
Acting Recording Secretary for
Montgomery Trace Property Owners Association