



Cambridge Falls Homeowners Association

c/o Post Oak Property Management
27101 Westheimer Parkway
Katy, Texas 77494

1st Quarter Board Meeting Minutes

Date: February 07, 2022

Present:

- Post Oak Property Management – Tiffany Harper, Nino Corbett & Shelby Dyer
- In Person: Steven Maher, Beverly Martin, Anthony Taitt, & Elisha
- On Zoom: Freddy Reymundo, Danielle Moore, Luvie Willis

Call to Order:

- 10:04 am at 3434 Cambridge Falls Drive (Community Clubhouse)

Approval of last Meeting Minutes

- December 15, 2021 Board meeting minutes were approved by Beverly Martin & Freddy Reymundo.

Overview of Current Financials

- Reviewed Delinquency report as of 01/31/2022- we are 47% collected
- Went over 2021 end of year financials -Ended year with \$123,617.13 in operating account (after Trammel Fresno wall construction)
- Reviewed January 2022 financials- No expenses out of the ordinary outside of the irrigation repair to the common areas of \$4,738.99

General Discussion

- Board approved to raise clubhouse cleaners' rate to \$125 on major cleans, touch clean pricing to be negotiated. To cover the increase, the clubhouse rental fee will be raised from \$35/hour to \$45/hour starting February 08, 2022.
- Board reviewed the recorded By-Law amendment from the December 2021 meeting. Board reviewed deeds to all current board members. Freddy Reymundo & Beverly Martin were on the deed to home. Luvie Willis was not on the deed to home. Per new By-Law amendment, no person shall be on the Board of Directors for Cambridge Falls if they are not on the deed to the home. Beverly Martin & Freddy Reymundo created a motion to remove Luvie Willis from the Board of Directors effective immediately. Luvie Willis did not approve. Luvie Willis was officially removed from the Board on February 07, 2022
- Beverly Martin & Freddy Reymundo on the Board of Directors approved Danielle Moore, Steven Maher and Anthony Taitt onto the Board of Directors bringing it now to a 5-member board.
- Board advised they had no CC&R that needed changes at this time but will keep items in mind as they come up throughout the year.
- Trash Can and replacement lid were approved to be purchased.
- Option #3 on the banners was approved. Board to get location and number of banners wanted for the light poles.
- Homeowner asked if Board could consider Powerwashing quotes for the perimeter fencing
- POPM to provide Board with additional quotes on pool repairs and maintenance contracts.
- POPM to work with Board on getting security Camera quotes.
- RCB (landscapers) to send plant replacement quote for Board to review and make decisions.

Closing of the Meeting

- After having gone through all items on the agenda, the meeting was adjourned at 11:46 AM

Secretary of the Administration Board