

Country Cove (Woodlands East) Homeowners Association  
Emergency Board Meeting  
Saturday June 21, 2008  
Meeting Minutes

Present at the meeting were Justin Arendale, Vickie Williams, Dave Vessey and Linda Bollinger. The meeting was called to order at 11:00.

The meeting was called to discuss the following topics:

1. Two owners still had not paid HOA dues (Parrish & Forgy). Notices were sent out.
2. 947 Citrus Wood has new tenants
3. There has been an increase in the cost of lawn care from \$175.00 to \$195.00 per month
4. The changes to the "Restrictions on Real Estate" have been revised and distributed to the neighborhood along with proxies. We need 75% or 20 proxies in favor of to pass revisions.
5. Letters will be sent to 5 neighbors addressing curb appeal of their homes. They will be sent to Barnes, Salazar, Wehage, Gonsowski and Duarte (owner of Gonsowski home). The sample letter follows on the next page.

Another board meeting will be called in a few weeks to determine the proxy count, discuss the affect of the curb appeal letter and to consider further action against those who have not paid HOA dues.

Neighbor's Name  
Address

Dear \_\_\_\_:

During a recent homeowner's association board meeting, it was discussed that we have received neighborhood complaints regarding the curb appeal of your home. This letter is not intended to make you feel offended, but an attempt to keep our neighborhood image a quality one, and we all agree that poor curb appeal seriously erodes the quality and property value of our neighborhood.

We ask only that the exterior of homes in our neighborhood be kept in good condition so as to provide an esthetically pleasing curb appeal. This includes regular mowing of the grass, replacing dead or damaged sod, placing or replacing of mulch in the mulched areas of landscaping, and the regular trimming of hedges, bushes, trees, etc.

The exterior of homes must also be kept in good repair. This includes, but is not limited to, regular cleaning and/or painting of the exterior of the home, replacing shingles and entire roofs as required, repairing/replacing door handles, and other visible hardware problems, painting and maintaining garage doors, repairing fences that may have deteriorated and/or are falling down, and performing other repairs as in a timely fashion as necessary.

Again, our interest is not in offending you in any way, but merely to ensure that our standards for appearance are upheld. Thank you for your understanding and cooperation.

Sincerely,

The Country Cove Board of Directors