

***MINUTES OF THE
BOARD OF DIRECTORS MEETING
OF
LOVETT SQUARE***

A regular meeting of the Board of Directors of the above corporation was held on February 05, 2015 at 6:30 PM at Houston, Texas.

The purpose of the meeting: Regular Monthly Meeting.

I. QUORUM. A quorum was declared present based on the presence of the following Directors: Susie Tritter, Jeffrey Todd Harris, Christine Clark, Rusty Rex, and Mark Eastaway.

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Directors entitled to vote (unless a higher voting approval is stated).

II. REPORTS.

- Report by Louis Herron and Harvey West.

The representatives from End-O-Pest gave a presentation regarding termites on the property, and what can be done to remediate them. Termites can only be treated subterranean by pest companies. End-O-Pest will provide Lovett with a map and survey of their treatments; past, present, and future.

- Report by Jason Jesko.

The representative of Urban Foresters gave a presentation regarding the large trees outside the property, on the Anita/Brazos corner. There was an in-depth discussion of how trees "work", and how they affect their surroundings. The recommendation would be for full removal, rather than root cutting. Urban Foresters will submit estimates for consideration.

- Report by Kevin Duffy.

The representative from Jericho Foundations gave a presentation regarding the issues on the Anita/Brazos corner and side of the buildings. the trees are not considered to be affecting the foundation right now. Once the trees are removed, Jericho will re-evaluate the effect on the foundation, take new Baselines Measurements, and make recommendations.

III. MINUTES. Due to the lateness of the hour after the presentations, a reading of the Minutes of the previous meeting was waived by acclamation.

IV. OPEN DISCUSSION.

Mr. Broussard gave a detailed description of his dealings with his tenants, with regards to their behavior, criminal activities, and violations of HOA rules. Mr. Broussard said he will better screen his tenants, and will also monitor his tenants' guests. Upon discussions of other personal situations, the discussion was closed.

Sameih K, owner of #34 Asked regarding the roof repair schedule. It was explained that the Construction Loan was tentatively approved, awaiting final documents to be reviewed and signed, and then work will restart depending on weather.

Evan Korngold raised the issue that one-third of the homes were done, and over \$70,000 committed already, and he still did not have his home addressed. Mr. Korngold believes his roof and interior damage is more serious than others, and should have been addressed before others. He requested a full accounting with progress reports within one day, and continued updates as available.

Mark Eastaway believes that Status Reports are, indeed, not sufficient, and the Board and Manager should be more pro-active in keeping the owners informed as to all Lovett situations, not just roofs.

Dave Corbin raised the question of his sliding door, which needs replacement. he was assured that he was first in line for replacement. M&M will be contacted to make sure that his door is scheduled, and Mr. Corbin will be contacted with the date of replacement.

Peter Burrascano raised the question of replacing the doors before the roof work is done, so that the Hydro-Stop will not have to be cut into for the door replacement, and then repaired. He will contact M&M to see if there's a serious problem with door replacement after the roof work is done.

V. FINANCIAL STATEMENTS PRESENTATION. The financial statements for the month ending January 31, 2015, as prepared by JDH Association Management were approved. Highlights of the financial statements included: Balance Sheet, Income & Expense Statement.

VI. EXECUTIVE SESSION.

The situation with AllRoofs was discussed. Consensus is to file suit.

A better structure for emails between Board members and the management company is needed. Items requiring immediate action will be noted.

Peter is to compile a file of photos of interior damage, so that the decisions regarding order of repair can be done accurately. The map started by Mark will be adapted for this.

Dave Corbin's door is to be the "test door" to determine post-replacement leaks and framing issues. M&M will be used for now, as bids are received from other contractors.

Residents to be polled as to interior leak damage, termites, and asked to send photos.

By-Laws to be reviewed for amendments regarding issues discussed.

the Delinquency Report was reviewed, and decisions made regarding collections. We must control delinquencies to comply with Loan requirements.

Fulgore was approved to make the repairs to #34

IV. NEXT MEETING. The next meeting of the Board of Directors will be held on March 05, 2015, at 6:30 PM, at 402 Tuam #6.

There being no further business, the meeting was duly adjourned.

Christine Clark
Secretary