

***MINUTES OF THE JANUARY 2015
BOARD OF DIRECTORS MEETING
OF
LOVETT SQUARE TOWNHOME OWNERS ASSOCIATION***

A regular meeting of the Board of Directors of the above corporation was held on January 08, 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, Mark Eastaway, and Rusty Rex.

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. MINUTES. The minutes of the previous Board meeting were read. A motion was made, seconded, and passed to approve the Minutes as read.

III. OPEN FORUM. Evan reported continuing leaks and requested a time frame for re-roofing. It was noted that the issues are both the weather and the financing. The loan is in progress, and we should have an answer in the next week or two. Mark Eastaway brought up minor maintenance issues. The exterior gates need painting, and there are other small projects around that can be done by the Residents. The Board should identify the jobs and send out emails requesting help from the owners. The entry gate on the Anita side sometimes stays open (the maglock doesn't re-engage), so security is a problem. Peter is to call KENCO to make repairs as needed.

IV. REPORTS.

- Report by Peter Burrascano.

Homes #8, 9, 19 & 23 are the ones that seem to have the worst continuing leaks. If there is a further delay in the loan and M&M re-roofing, the Board should consider temporary fixes. Number 23 is listed for sale, so that is a priority. Also #7 reported another leak after M&M completed her re-roof. Peter will call them to revisit.

- Report by Susie Tritter.

Security is still an issue, even after sending out notices. The garage door and entry gates are still being left open. Peter is to find another type of lock for the Anita entry gate, so that it can't be propped open. A Trespass Affidavit has been issued, so HPD will respond to vagrants .

- Report by Peter Burrascano.

M&M's last progress report was discussed. Twelve homes have been re-roofed, although #15 was only partially completed, and must be finished.

- Report by Susie Tritter.

The situation with AllRoofs was explained. They have been notified of our intent to collect compensation, and their warranty insurance company has contacted Peter, who has given them the documentation. If they do not respond, we will pursue a Deceptive Trade Practices suit, which allows for triple damages. The HOA attorney should communicate with Susie on all matters.

- Report by Rusty Rex.

Lovett should have a Master Plan for all outstanding issues, and budget to address them on a regular basis. Using Mark's mapping system, we can identify everything needed, so we can let the owners know when things will be done.

V. FINANCIAL STATEMENTS PRESENTATION. The financial statements for the year ending December 31, 2014, as prepared by JDH Association Management, Inc. were approved. Highlights of the financial statements included: Balance Sheet, Income & Expense Statement, Yearly Spreadsheet. Peter is to research the Transfer of Funds, which looks incorrect.

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

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

Christine Clark
Secretary