

Polo Fields Community Association, Inc.
Board of Director's Meeting
August 23, 2012

PRESENT: Gary Smith
Dan Saldana
Alan McGraw
James Cordell
Barb Kaelin

ABSENT: Susan Byrne

A regularly scheduled meeting of the Board of Directors of the Polo Fields Homeowners' Associations was held on Thursday, August 23, 2012 in the Polo Fields' Country Club conference room. The meeting commenced at 6:08 p.m.

The first order of business was to call the meeting to order. A motion to commence the meeting was made by Alan McGraw and seconded by Gary Smith. Barb Kaelin handed out an agenda for the meeting. Gary Smith summarized the minutes of the previous meetings held July 12, and August 2, 2012 for posting on the website. A motion was made by Alan McGraw and seconded by James Cordell.

Gary asked Barb Kaelin if there were any open invoices to be paid. Barb furnished invoices for the board to review including; missing invoices for an additional Landscape Company Bladrunners, Inc. Barb informed the board the work was completed the years of 2010 & 2011 invoices were previously e-mailed to David Greenberg. Alan requested Barb to forward the Companies contact information on Friday August 25th, 2012 he would personally make a phone call to discuss.

Gary discussed the meeting earlier held in the day between himself, Dan, Barb with Cory Rudolph the owner of GreenScapes, Inc. Topics mentioned were the lack of hand bed weed control, Cory stated he would make sure this is completed every other mowing. And the Parks mandatory lawn mowing; Gary asked Cory his professional option and thoughts; on arriving at a home in the Parks if the yard does not require mowing would his Crew Supervisor be willing to make a decision not to mow. Cory stated he would give it some thought. Cory stated other Developments GreenScapes mow, the decision is made by the Association/Board bases on the entire Community not individual Lots.

Alan made a suggestion to the board to have a meeting with the Parks Homeowners' and asking their input regarding the by-laws. Gary agreed and also suggested mailing a letter to all.

Alan suggested Social coupon booklets be processed and mailed to all Homeowners' by November 1st, 2012 and 2013 Homeowners' Association dues mailed by November 15th, 2012. Jim agreed with Alan's suggestions.

Barb was informed to contact Kim Uhls with David Greenberg office on Friday August 25th, 2012 and retrieve all information pertaining to the PayPal accounts and update the board.

Gary asked Alan about the conversation with David Greenberg pertaining to the loan PFI had in place with the Association. Alan stated David is in the process of supplying documentation to the board.

Gary discussed his phone conversations with David Dudding, CPA concerning the IRS letter received for 2010 tax return. Barb was instructed by Gary earlier in the day to fax the letter to him; David indicated he had not received the previous mailed copy. David stated he has not been informed by David Greenberg to complete the Association's 2012 tax returns.

Gary advised the board members of a meeting with David Yeary (President of the Heritage) and James Scott (Representing CUB Bank) to be held Monday August 27th, 2012. Alan stated he has copies of the Heritage by-laws however; not sure they have been recorded. Barb stated she too could not find the recording documentation.

Gary mentioned several basketball goals have been permanently installed and are facing the street. Barb stated several have been approved. A motion was made to table this until Susan returns to discuss the Covenants, Conditions and Restrictions.

Jim Cordell read letters written by Paragon Management Company mailed to the Homeowners' of the Reserve of the Meadows as a friendly reminder concerning rules and regulations. Jim explained the number of letters that would be mailed to a Homeowner prior to a fine placed on the address. The board agreed a program of standard procedure needed to be discussed for the Polo Fields Community. A motion was made to table this until Susan returns to discuss.

The next order of business was to hear from each Committee Chair. Dan gave an update concerning the Maintenance Committee; he passed out documentation concerning Landscape Maintenance Bid Specifications for the 2013 fiscal year. Dan went thru each line item in great detail and explained all specifications. Dan requested Barb to double check to see if the Association has a print map of the entire Community. Dan discussed his conversation with Landscape Lighting concerning Holiday lights for the Community.

Alan mentioned to Barb to review the area located on the left hand side of Crosstimbers/ prior to existing on to Johnson Road as to who the legal owner is and address.

Alan suggested to the board the possibly of installing a fountain next year in the Lake located in the Parks section of the Community.

Jim gave an update concerning Communications' Committee; September newsletter was discussed. He was pleased to announce the newest members of the Committee Mr. & Ms. Vic Gilliland. Jim discussed his meeting with Roger Behling General Manger of the Country Club; who is very interested in advertising in the newsletter and is willing to pay ½ of the cost. Jim too offered other suggestions as well; has been reviewing other community website in comparing to Polo Fields.

Alan gave an update concerning Budget & Finance Committee; the month of August to date the Association have collected \$11,690.60 in past due accounts. A possibly of a special assessment to all Lots owners' was discussed however; if past due collections continue may not be necessary. Barb stated on August 20, 2012 pro-rated 2012 dues were mailed to Duane Realty in the amount of \$ 11,849.98 for the Lots now currently owned by Your Community Bank.

Gary suggested that the next Board Meeting be held on Thursday September 13th, 2012 at 6:00 p.m. a motion was made by Alan to adjourn the meeting was seconded by Jim. The meeting was adjourned at 7:18 p.m.