

April meeting attendees: Lori Bulla, Nathan Carlson, Sandy Ericksen, Wendy Gonzales, Jeffrey Morrison, Lori Perjak

Wendy called the meeting to order promptly at 7:35pm. The March meeting minutes were approved.

Lori B brought up the topic of open meetings for State of Texas HOA's. The COCC meetings should be a public record and open to everyone in the neighborhood. Home renters are encouraged to attend, but they are not allowed to vote. The board could have a special closed meeting if privacy and discretion are needed concerning a sensitive topic such as past due HOA dues.

Wendy reported on the advice received from COCC's attorney that a resident who is an officer of a corporation providing service to COCC is not prohibited from serving on the board. Wendy expressed that in that case, if other residents had an issue with that board member, the board would have to remove that resident from the board. The board has 8 members and since we are able to meet quorum, the board is not required to add another person at this time.

In particular, the deed restrictions and bi-laws are being reviewed by board members. The COCC attorney will guide the board as needed. The attorney mentioned that some deed restrictions become outdated, for example by what products are available on the market at that time. Sandy suggested that mold and mildew removal is something we want to incorporate into homeowner restrictions. Nathan is taking the lead in reviewing the different sections of the deed restrictions as well as updating the website. He is looking for outdated information. Lori B mentioned a \$50K amendment concerning funds to be used toward neighborhood security. This was at the time the HOA dues were raised from \$240 to \$360 which was approximately 1995-1996. Jeffrey stated that by law, deed restrictions are required to be given to a homeowner during the closing process of buying a home. Nathan intends to post the deed restrictions on the Candlelight Oaks website. The main members who will receive the updated documents for review are President, Vice President, Finance and Secretary. Sandy will keep a hard copy of updates in the records as well.

The board has suggested and is trying to move the monthly meetings to the 2nd Tuesday night of each month. There has been ongoing difficulty meeting quorum to hold the meetings on Thursday nights. Lori B will check with the church to be sure it is open to our meetings on the 2nd Tuesday nights instead of Thursdays. The board also agree to update the neighborhood signage to read ..."This Tuesday" ... instead of "Next" to make the date most understandable. Sandy states the signs are inexpensive to remake. The tentative change has been voted in pending the outcome of the church meeting place availability, new signage and any bi-law restriction.

A printout of the March SEAL security report was made available to everyone who attended the meeting. An abandoned home has been seen used on Caris Street by people who don't live there. They are using the back yard for illicit activity and appear to be entering through the fence on Tidwell. Natural gas has been smelled at the property and Centerpoint was contacted. Nathan is checking into the legal home ownership named for the abandoned properties on Caris Street as well as Oakhaven. The goal is to send a notice to the legal owners to repair the fence of the Caris street home and notify

police when people are seen using either abandoned property. Plans are being made to report each home as abandoned properties to the City of Houston.

Lori B states (8) new pool memberships have been sent in. Ray looked at the pool shed and estimates a couple of more years of use of the current shed if the door is repaired. Ray will secure the shed and get it compliant with the city for \$200. It will be done before the next inspection in June. Everyone agreed to have the door repaired rather than try to purchase a new shed.

In regard to deed restrictions, Nathan made 1 call concerning high weeds and has not received a call back. Jeffrey has reach out to the realtor for the 3 acre property on Tidwell, outside of the pool area, to request the grass be cut there as well.

Sandy states that records are being stored.

Jeffrey is organizing the Memorial Day pool party which is scheduled for Monday, May 30. The neighborhood will serve fried chicken and has a \$400 budget. Jeffery would appreciate any help with clean up.

Wendy is beginning to work on an Acorn announcement which may become quarterly.

The Vena family is helping with a rebuild of the playground area through the Boy Scouts program. They will appreciate any help starting at 8am on Saturday, April 30th.

No finance reports this month.

Sandy brought a Houston Chronicle article concerning the Oakbrook apartments and 16 other buildings from DeSoto near Antoine that are being torn down. These are the torn up apartments that burned along the White Oak Bayou hike and bike trail. The area will become green space and a park. Sandy is also trying to work with Brenda Stardig's office concerning the number of accidents along Tidwell between the neighborhood sections. There has been a 4th accident recently, and Sandy will request a flashing light near the neighborhood intersection of Deep Creek and Tidwell. Ms. Stardig's office has recently requested that she herself or one of her staff attend one of our meetings. Sandy will pursue contact with her office to help that happen.

Nathan recommended a central repository for bi-laws, deed restrictions and historical changes being made with COCC. He will investigate digital record keeping options. Lori B mentioned that is was previously kept on the neighborhood website, but the website host changed and it was lost. Sandy mentioned some documents were kept on disc as well as some original maps. Digital copies is the goal.

New Business: Lori B asked when the insurance is due. Wendy states we'll be contacted when that time arrives. May or June is the timing.

The meeting adjourned at 8:36pm

