

**OEHA, Inc. / Oak Estates Homeowners Association**  
**Minutes of the Board of Directors Meeting**  
**4044 Overbrook Lane**  
**November 20, 2007**

**Attendance:** Susan Krasner, Ken Morris, Madeleine LaFrance, Jeanine Kaminski-Ditzel, Ken Suminski, and Evalyn Krudy.

**1. Call to Order.** Ken Morris called the meeting to order at 7:05 p.m. and verified that a quorum of the directors was present.

**2. Variance Hearing.** The variance for 4002 Overbrook was approved.

**3. Consent Agenda**

Items "A" through "C" of the Consent Agenda were unanimously approved

- a. The minutes of the March 6, 2007 meeting, as amended to delete the first two sentences in section 4a; and the minutes of the May 8, 2007 meeting as amended to reflect Madeleine LaFrance was in attendance.
- b. Treasurer's report.
- b. Moss Landscaping contract annual renewal.

**4. Old Business**

- a. Patrol Service. The item was tabled.
- b. Union Pacific and drainage and legal matters. The City's Planning Department continues to withhold the issuance of the replat for Highland Village until the owner fulfills his pledge to: (1) incorporate drainage improvements to the Highland Village/driveway exit which has been built in the Union Pacific right-of-way; and, (2) install screening to the north face of the parking structure.

**5. New Business.**

- a. Policy for nuisance properties. Ken will send a letter to the owner of the abandoned property at 2014 Suffolk requesting compliance with the deed restrictions within 10 days. The owner has not maintained the property in accordance with the restrictions. Issues include drainage problems, trash and debris, building not secured, high weeds, rats, and a broken rear fence.
- b. Pet Poop solutions. The item was tabled. Evalyn will bring detailed figures of different collection options.
- c. Construction fence policy. Drexel Piping Rock LLP has installed a construction fence at 4001 Piping Rock that obstructs visibility at the intersection of Piping Rock and Drexel. Additionally, residents have complained about the blue tarp installed by the builder is unsightly. The restrictions state that a temporary construction fence shall be installed between properties, but it does not address construction fences on side streets. Evalyn has requested assistance from the City of Houston to restore the visibility triangle required by Chapter 42 of the City's Code of Ordinances. No additional action was taken.
- d. 2008 Annual Assessment. The Assessment for 2008 will remain \$132.

**6. Other Business.**

- a. Evalyn reported that calls and letters to builders requesting compliance with sign restrictions are being ignored. Rather than hold a hearing for each builder in violation of the restrictions, she suggested that the board fine violators. Ken will research whether or not this can be done.
- b. There was discussion about installation of cameras at neighborhood entrances as a deterrent to crime. Jeanine will consult with her security contractor for pricing and options.
- c. The next two board meetings will be held on January 29 and March 25, 2008. The annual meeting will be held the first full week in May.

**7. Adjournment.** The meeting was adjourned at 8:45 p.m.