

**Minutes of the Regular Meeting of
The Board of Directors of the
Peninsula at Mystic Shores Property Owners Association
May 2, 2014**

The regular meeting of the Board of Directors of the Peninsula at Mystic Shores Property Owners Association, a Texas nonprofit corporation (the "Association"), was held at the Rolleg residence, 734 Arthur Court, Spring Branch, Texas 78070, pursuant to call by the President of the Association.

Directors Present: Marty Rolleg, Greg Petsch, and Ann Gibson.

Also Present: Gary & Betsy Kasch, Babara Rolleg, and Tom Prosch.

Call to Order: The meeting was called to order at 10:30 a.m., with the President being in the chair and the Recording Secretary present. The President determined that there was a quorum of the Board present.

Approval of Minutes: The minutes were presented from the February 14, 2014 Board meeting. It was moved and seconded to approve the Board meeting minutes of February 14, 2014 as submitted; motion carried. A draft copy of the annual meeting minutes were also presented for approval by the Board for distribution purposes. These minutes were approved as submitted and will be placed on the website as a draft until the membership formally approves them at the next annual meeting of the general membership.

UNFINISHED BUSINESS:

Roadway Repairs/Maintenance Items: Mr. Kasch discussed three items brought forth by the Maintenance Committee as follows:

1. Two engineering road bids that were received. Mr. Kasch recommended the Coyle bid for an estimated cost not to exceed \$17,000.00. It was mentioned that the property manager, Steve Brown, was currently discussing the time frames of the study and will report back. A motion was made and seconded to award the contract to Coyle; motion carried.
2. A bid was presented from Rudy's Tree Service to perform maintenance on the trees in the common areas, and at the entrance gate for \$2,165.00. It was moved and seconded to approve this bid as submitted; motion carried.
3. A bid was presented from Jim Collins, a local handyman, to repair the guard shack doors. The doors and frames have rotted, and are in need of replacement. A bid in the amount of \$1,380.00 was presented to replace the doors, frames and thresholds on both doors using the same hardware and deadbolts. It was moved and seconded to approve the bid as submitted; motion carried.

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Amendment of the Restrictive Covenants: Mr. Rolleg brought forth an issue raised at the annual meeting of the general membership: If the Peninsula amends its' covenants, would it also require amendment of the Mystic Shores POA covenants as well? Mr. Brown has been asked to obtain a legal opinion on this from the Association attorney, Tom Newton. The results will be shared at a later date.

NEW BUSINESS:

Election of Officers: Upon discussion it was moved and seconded to keep the current officer assignments the same for the coming year; motion carried. The officer assignments for 2014 – 2015 are as follows:

Marty Rolleg, President
Ann Gibson, Vice President
Greg Petsch, Secretary/Treasurer

Board Liaison Assignments for 2014 – 2015: The Board liaison assignments for the upcoming year will be as follows:

Maintenance Committee	Ann Gibson
Social Committee	Ann Gibson
Financial Ad-Hoc Committee	Greg Petsch
Architectural Control Committee	Greg Petsch
Communications Committee	Marty Rolleg
Conservation Committee	Marty Rolleg
Neighborhood Watch Committee	Marty Rolleg

Association Fine Schedule: Mr. Rolleg has been discussing with members of the Mystic Shores POA, Committee volunteers and Board members, their fine schedule currently in place. The Mystic Shores fine schedule is posted on their website. A motion was made and seconded to approve the implementation of the exact same fine schedule used by the Mystic Shores POA; motion carried. A document will be created and posted to the Peninsula website. This fine schedule shall be levied and enforced by the Board of Directors.

Closing Remarks: Mr. Rolleg wished to apologize for allowing discussion at the recent POA annual meeting on an item that was not on the agenda regarding for sale signs for homes. The discussion was unpleasant at times, and Mr. Rolleg wanted to apologize to the membership for allowing the discussion to continue.

Adjournment: There being no further business, the meeting adjourned at 11:05 a.m.

Greg Petsch, Recording Secretary