

**Candle Meadow HOA Board Meeting
Monday, April 12, 2010
Meeting Minutes**

Meeting called to order by Saidrick Jackson, HOA Board Chairman, at 9:03. The following members were in attendance Michael Osborne, Will Freemon, Cedrick Dodd.

Items of Discussion

• **HOA Property Insurance**

Erick Tucker, Principal Management Group, informed Saidrick that the insurance deductible for the damage caused by the snowstorm is only \$1000 instead of the \$10,000 amount that was shared at our last meeting. After final confirmation that the deductible is only \$1000, we will move forward with filing a claim for the damages caused by the storm.

Deductible(s):	
▪ All Perils except the following;	\$1,000 per occurrence
▪ Windstorm (Wind & Hail) ○ Texas Inland Locations	1% of the Total Insured Value of each building involved in loss or damage, subject to a minimum of \$10,000 for any occurrence.
▪ Flood	\$50,000 per occurrence (excluding Special Flood Hazard Areas)
▪ Earthquake	\$50,000 per occurrence

Everyone agreed to accept Erick's recommendation to renew the HOA property insurance with the current policyholder, Associations Insurance Holder. The current policy expires April 15, 2010.

• **Community Flyer**

Saidrick shared the information that we will include in a neighborhood flyer. The following information will be included in the flyer: invitation for homeowners to join committees, update about the neighborhood pool, reminder to homeowners to take care of their lawns, encourage homeowners to use website to communicate concerns and answer questions and dates for neighborhood badges.

Michael will create a draft of the flyer this weekend, Saidrick will take a final draft to the printer by the end of the week, and the flyer will be distributed by the end of the month.

• **Principal Management**

We all agreed that PMG needs to do a better job of handling the vacant lots. The property owners should be contracted before weeds get out of control and Code Enforcement should be made aware of problems as soon as possible. Saidrick agreed to follow with PMG and the city regarding the vacant lots.

The chair also express asked the board do a better of job of holding PMG accountable for the work they do. The board needs to review and become familiar with all contacts. Follow up with all PMG activities and transactions.

- **Finance**

Will still working on the transition of finance responsibilities from Charles. Saidrick suggested that we devote the next meeting to a review of all financial concerns to make sure the board has a clear understanding and an accounting of all HOA funds.

HOA Committees

Michael shared information about the committees outlined in the bylaws and will move forward with organizing each committee.

The meeting adjourned at 9:50 pm.