

## 2012 Lakeview Ranch Board Meeting Schedule and Agenda

During the Texas Legislative Session this year HB 2761 which addresses several items regarding the administration of Property Owners Associations was passed; in particular, the structure and notification of Board Meetings.

Regular and special board meetings are open to owners, subject to the right of the board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. Following an executive session, any decision made in the executive session will be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that is to remain confidential at the request of the affected parties. The oral summary will include a general explanation of expenditures approved in executive session.

These meetings will include discussions and decisions regarding routine administrative matters such as common area maintenance. If the agenda is to include discussion on fines; damage assessments; initiation of foreclosure actions; initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety; increases in assessments; levying of special assessments; appeals from a denial of architectural control approval; or a suspension of a right of a particular owner before the owner has an opportunity to attend a board meeting to present the owner's position, including any defense, on the issue; that information is specifically listed under the meeting schedule.

Homeowners are invited to attend the board meeting open session but will not be participants in the meeting. If a homeowner has an issue to be brought before the board and would like to be included in the meeting agenda a request must be received by Vision Communities 972-612-2303 or [administrator@visioncommunitiesmgmt.com](mailto:administrator@visioncommunitiesmgmt.com) at least 48 hours prior to the scheduled meeting (weekends excluded).

Your Association Board of Directors and Vision Communities have scheduled Board Meetings for 2012 as follows:

### **2012 Meeting Schedule:**

<b>Date</b>	<b>Hour</b>	<b>Place</b>	<b>Special Topics</b>
2-22-2012	7pm	Lakeview Ranch Clubhouse	<b>Annual Meeting</b>
4-11-2012	7pm	Lakeview Ranch Clubhouse	
6-13-2012	7 pm	Lakeview Ranch Clubhouse	
8-8-2012	7pm	Lakeview Ranch Clubhouse	
10-10-2012	7 pm	Lakeview Ranch Clubhouse	
12-12-2012	7pm	Lakeview Ranch Clubhouse	