

Board of Directors Meeting
6:30 pm
January 26, 2022
Royal Lakes Estates
Board of Directors Meeting Minutes

7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479

Join Zoom Meeting

<https://us06web.zoom.us/j/88101949320?pwd=dkhtWVN4VDBqZm9MZWoyOHdEaVlmdz09>

Meeting ID: 881 0194 9320 Passcode: 188446 One tap mobile +17207072699

1. Call to order of the Board of Directors meeting at 6:33 pm. Teresa Ricard, George Prat, Lee Ivey, Jr., Jacob Lee and Jay Bodnar were all present.
2. Homeowner Forum: There were three (17) homeowners in attendance via ZOOM and 2 homeowners present in person
 - a. Homeowner present brought up the issue of the deer in the community, how much it would cost to remove the deer, she feels the deer are a nuisance.
 - b. Drainage ditches were discussed- George said the county is supposed to a street a year, but they have gotten behind because of the rain.
 - c. 3rd horse in the pasture- why does it need to be removed, some homeowners present stated they felt the horses were an asset to the community. Discussion was had on making sure all the proper regulations were being followed to minimize the liability to the association.
 - d. Complaint about the amount of water that is sitting in the field and how is the association going to address this? George talked about the gutters on all the homes needed to drain to the street and not behind their homes and that the board is currently addressing those issues and looking for a solution for that water runoff.
3. Review/Approval of the Minutes from October 24, 2021:
 - a. The minutes from October 24, 2021, were presented to the Board for consideration. George Prat made a motion to approve the minutes as prepared, Lee Ivey seconded the motion, all in favor, motion carried.
4. Review/Approval of the Financials
 - a. As of December 31, 2021, the Association had \$158,549.52 in the operating account and \$256,566.63 in the cash reserve account. As of December 31, 2021, the total delinquency was \$57,298.36. The Association came in over budget YTD \$2,324.69 this was from repairs and maintenance and landscaping. There was a discussion had about the construction deposits that have been sitting on the books for many years where the prior management companies didn't reflect the deposit refunds

properly. Lee Ivey made a motion to approve the December 31, 2021, financials as presented and to remove the construction deposit line item. Teresa Ricard seconded the motion, all in favor, motion carried.

- b. 2022 Budget discussion: the board reviewed the budgeted line items for 2022 with the \$1118.00 annual assessment amount per home. Lee Ivey made a motion to approve the budget as prepared, George Prat seconded the motion, all in favor, motion carried.
 - c. Delinquent accounts – discussed in executive session.
 - d. Violation report – discussed in executive session.
5. Ratification of business taken outside of a meeting:
- a. Seal Fencing at the barn area
 - b. Repair damage to the side of the barn
 - c. Tree trimming on the slough
 - d. Engagement of an Equestrian Attorney
 - e. Culvert work that needs to be done
 - f. Water bowl replacement in the barn
 - g. Removal of the 3rd horse
 - h. Fountain repair
- All the above items were discussed and votes on via email during the month, there was majority approval by all board members on each item.
6. Old Business:
- a. Removal of the white fence- the board discussed the horrible condition of the white plastic fence at the front of the community. Jay talked about this being a safety issue to the community and liability. Jay Bodnar made a motion to approve the removal of the white plastic fence. Jacob Lee seconded the motion, all in favor, motion carried.
7. New Business:
- a. Security Patrols- motorcycle patrols during the week and on weekends is \$40.00 per hour per officer. George is working on getting more information on this topic.
 - b. Reserve Study- Jacob talked about how important a reserve study is to a community, the benefits and future benefits of having this done. Management is working on bids and will present to the board as they come in. Teresa Ricard made a motion to approve having the study done once a company has been chosen. George Prat seconded the motion, all in favor, motion carried.
 - c. New Contract for the Equestrian Center- tabled
 - d. New Policies adoption for the legislative changes- the board reviewed the policies. There was a question on the fencing height, management will get clarification. Jacob Lee made a motion to approve the policies, after the fence height clarification. George Prat seconded the motion, all in favor, motion carried.
8. Committee Reports
- a. ACC – Karen Jansky gave the report on the ACC Committee. They are still two members short. There are 3 volunteers that would like to serve on the committee. The board has asked management to reach out to the

members and have them submit a short bio as to why they would like to serve on the committee, once received the board will make the final decision.

- b. Landscaping- Teresa Ricard reported that the new spring color was being chosen and the new plantings for the berm will be done in the spring

9. Scheduling of the next meeting- The next meeting will be February 23, 2022

10. Adjournment – The meeting was adjourned at 9:09 p.m.