

Board of Directors Meeting
6:30 pm
February 23, 2022
Royal Lakes Estates
Board of Directors Meeting Minutes

7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479

1. Call to order of the Board of Directors meeting at 6:32 pm. George Prat, Lee Ivey, Jr., Jacob Lee and Jay Bodnar were all present. Teresa Ricard was absent.
2. Homeowner Forum: There were 6 owners present in person, 1 of which was from the Manor. Owners present showed support for keeping the horses, community events, volunteers needed for the community events.
3. Committee Reports:
 - a. ACC- 2 new members were added. There were 2 resignations from the ACC Committee, these spots were filled by Debbie Zubia and Dana Rathmell.
 - b. Landscaping- no update
 - c. Baseball field- Jacob Lee did a comprehensive report on the baseball field and the work that was being done. This report is online for the owner's review.
 - d. Barn and Pasture report- Jacob Lee did a comprehensive report on the condition of the barn and pasture and all the work that was going to be needed. This report is online for the owner's review.
4. Review/Approval of the Minutes from January 26, 2022:
 - a. The minutes from January 26, 2022, were presented to the Board for consideration. Lee Ivey made a motion to approve the minutes as prepared, Jay Bodnar seconded the motion, all in favor, motion carried.
5. Review/Approval of the Financials
 - a. As of January 31, 2022, the Association had \$285,263.09 in the operating account and \$255,329.17 in the cash reserve account. As of January 31, 2022, the total delinquency was \$118,251.02. The Association came in under budget YTD \$4,446.36. Lee Ivey made a motion to approve the January 31, 2022, financials as presented. Jacob Lee seconded the motion, all in favor, motion carried.
 - b. Delinquent accounts – discussed in executive session.
 - c. Violation report – discussed in executive session.
6. Ratification of business taken outside of a meeting:
 - a. Removal of the white fence
 - b. Approval of the new equestrian contract
 - c. Well repairs

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.

7. Old Business:

- a. Security Patrols: the cost of security patrols is approximately \$500.00 for a month. Jay Bodnar made a motion to try the security patrol for one month to see if there is any benefit. Jacob Lee seconded the motion, all in favor motion carried.
 - b. Reserve Study: the board reviewed the reserve study proposals. Jay Bodnar made a motion to approved Reserve Advisors for this study. George Prat seconded the motion, all in favor, motion carried.
 - c. New Policies adoption for the legislative changes. These were signed and will be sent to the attorney for recording.
 - d. Fence sealed- this in progress and should be done this week.
8. New Business:
- a. Mailboxes: Jacob Lee gave a presentation on the current condition of the mailboxes and the cost of the replacement of them.
 - b. Landscaping- hill planting and berm repairs- management will set up an onsite visit with the landscape company and committee.
 - c. Drainage- John is working on finishing up the drainage corrections that were approved last month.
 - d. Easter Egg Event: ideas were discussed about the upcoming Easter community event, this will be announced in the next newsletter.
9. Scheduling of the next meeting- The next meeting will be March 30, 2022
10. Adjournment – The meeting was adjourned at 8:52 p.m.