

Board of Directors Meeting
6:30 pm
March 24, 2021
Royal Lakes Estates

<https://zoom.us/j/91556699093?pwd=Zk9oYXZzWXlCZDJCVFNTWmgxWHVMQT09>

Meeting ID: 915 5669 9093
Passcode: 006558

Board of Directors Meeting Minutes

1. Call to order of the Board of Directors meeting at 6:35 pm, George Prat, Lee Ivey, Jr., Kristi DeNardo and Brendan Doran were present. Teresa Ricard was absent.
2. Review/Approval of the Minutes from February 24, 2021: Lee Ivey, Jr. read the minutes aloud for those present. George Prat made a motion to approve the minutes as prepared, Kristi DeNardo seconded the motion, all in favor, motion carried.
3. Review/Approval of the Financials
 - a. February 28, 2021 - the February financials were presented to the board for consideration. The operating account had \$306,438.67 as of February 28, 2021. The reserve accounts had \$233,954.93 as of February 28, 2021 and the outstanding AR was \$107,695.81. The association is \$22,294.62 under budget however there are some big projects coming up. Brendan Doran made a motion to approve the February 28, 2021 financials as presented. Lee Ivey seconded the motion, all in favor, motion carried.
 - b. Builder Deposit account – in progress
 - c. Delinquent accounts – discussed in executive session.
 - d. Violation report – discussed in executive session.
4. Old Business:
 - a. Walking Trail: tabled for the moment.

- b. Drainage Issue- we are waiting on dry weather to be able to start the drainage work.
- c. Front Fence Removal: this has been tabled until we find somewhere to dispose of the white fence and to be discussed at the annual meeting.
- d. Gates and Road for the baseball field: completed.

5. New Business:

- a. Irrigation Report: The WIS contract is \$650.00 annual and discounted for repairs with quarterly inspections. George Pratt made a motion to approve the WIS contract. Lee Ivey, Jr. seconded the motion, all in favor motion carried.
- b. Road Condition: there are currently several potholes in the community, Fort Bend Road and Bridge will be making the repairs.

6. Committee Reports

- a. ACC – running smoothly, they have been busy with new home construction and pools.
- b. Landscaping: Diana Garcia gave the landscape update; she will be working closely with Superior LawnCare for the upcoming spring planting.
- c. Equestrian Center: no horses currently. A good clean out of the barn will need to be done prior to any new horse stall rentals. The equestrian center lease agreement will need to be revised as well. Brendan discussed having an Equestrian committee oversea the horse rentals and lease agreements. He will be working something up for the board to review and consider.

7. Homeowner Forum- question and answers from those in attendance. There were 8 homeowners in attendance. They discussed the white fence, one owner present was concerned about safety if the white fence was removed and nothing placed back up. It was explained that it would have a natural fence with the bushes that were planted there.

8. Scheduling of the next meeting- the next meeting will be April 28, 2021 at 6:30 pm via Zoom

8. Adjournment – the meeting was adjourned at 7:32 pm to executive session.

