

*Board of Directors Meeting*

*6:30 pm*

*May 4, 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 6:30 pm. George Prat, Lee Ivey, Jr., Jacob Lee and Jay Bodnar were present.
2. Homeowner Forum: There were 3 owners present in person. Talked about the stables and water in the field behind the homes on Majesty Lane.
3. Committee Reports:
  - a. ACC- Appointment of David Danielson to the committee to replace Ben Wilson. Jay Bodnar made a motion to accept this appointment, Jacob Lee seconded the motion, all in favor, motion carried.
  - b. Landscaping- no updates
  - c. Baseball field- Jacob Lee gave the update on the baseball field, 6 teams have been using the field for practice and owners are using it on the weekends. The irrigation still needs to be fixed and he will work with the landscape company to finalize the proposal for repairs. The new signs will be put up this week.
  - d. Barn and Pasture report- electrician is scheduled to come out and put the fans and lights on timers so they are not constantly running.
4. Review/Approval of the Minutes from March 30, 2022: The Board reviewed the minutes as prepared. Jay Bodnar made a motion to accept the minutes. George Pratt seconded that motion, all in favor, motion carried.
5. Review/Approval of the Financials
  - a. As of March 31, 2022, the Association had \$254,345.66 in the operating account and \$262,569.82 in the cash reserve account. As of March 31, 2022, the total delinquency was \$81,601.00. The Association came in under budget YTD \$21,009.48 over budget. This was from the fence removal on the berm. Jay Bodnar made a motion to have the reserve fund reimburse the operating account for \$17,500.00 for the fence and approve the March 31, 2022 financials. Lee Ivey 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. No actionAll 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: George Pratt made a motion to continue with the security patrols for another month and would like to make sure that Deputy Becker is the doing the patrols. Jay Bodnar seconded the motion, all in favor, motion carried.
  - b. Landscaping – the hill planting will start when the irrigation repairs are done- tabled for further discussion.
  - c. Irrigation repairs for the baseball field- the proposal needs to be modified. Management will set up a meeting with the landscaper company.
  - d. Painting of the mailboxes: the board agreed the color would be battleship gray semi-gloss. Management will solicit bids.
  - e. Reserve Study: on site visit is scheduled for May 9<sup>th</sup>.
8. New Business:
- a. Drainage: tabled until the reserve study is completed and then an engineer will need to be contacted to do the survey.
  - b. Lake water levels are low: There was a discussion regarding the lake water levels and the high costs of pumping water into them and the appearance of the lakes with the water receding.
  - c. Resignation of Teresa Ricard- Teresa resigned from the board but has volunteered to stay on the holiday decoration committee.
  - d. Appointment of homeowner to fill Teresa Ricard's term: Jay Bodnar made a motion to appoint Steve Bridges to the board. Chassidie Pommier nominated Brendan Doran. Written vote was taken, 3 voted yes for Steve Bridges. Majority voted in favor, motion carried.
9. Scheduling of the next meeting- The next meeting: June 4, 2022
10. Adjournment – The meeting was adjourned at 4:46 p.m.