

Board of Directors Meeting

6:30 pm

June 6, 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, Jacob Lee and Jay Bodnar were present. Lee Ivey, Jr. was absent.
2. Homeowner Forum: There were 1 owner present in person. There were no questions asked.
3. Committee Reports:
 - a. ACC- no updates at this time
 - b. Landscaping- the committee is working with the landscapers on the berm planting
 - c. Baseball field- Jacob Lee gave the update on the baseball field. He is handling the scheduling of the field. The irrigation still needs to be completed.
 - d. Barn and Pasture report- the board reviewed the proposals from Sugar Land Electric. Jacob Lee made the motion to approve the quotes in the amount of \$4319.00. George Prat seconded the motion, all in favor, motion carried.
4. Review/Approval of the Minutes from May 4, 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 April 30, 2022, the Association had \$254,345.66 in the operating account and \$264,147.78 in the cash reserve account. As of April 30, 2022, the total delinquency was \$65,662.50. The Association came in over budget YTD \$26,057.98. This was from repairs and maintenance, fence removal and barn repairs. Jay Bodnar made a motion approve the April 30, 2022 financials. George Prat 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 action

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: George Pratt made a motion to continue with the security patrols through June and then start back up the middle of

September. Steve Bridges seconded the motion, all in favor, motion carried.

- b. Landscaping – waiting on the proposal from the landscape company, but will hold off doing the planting until the fall or spring.
- c. Irrigation repairs for the baseball field- George Prat made a motion to approve the proposal to repair the irrigation at the baseball field. Jay Bodnar seconded the motion, all in favor, motioned carried.
- d. Irrigation repairs: Jacob Lee made a motion to allow the landscape company to make irrigation repairs up to \$500.00 per month without permission. Jay Bodnar accepted the motion as did Steve Bridges, all in favor motion carried.
- e. Painting of the mailboxes: Management is waiting on the proposals to come in.
- f. Reserve Study of the completed reserve study. The board reviewed the study and asked management to get clarification on several items.

8. New Business:

- a. July 4th – community event- Camille Prat talked about the community July 4th parade and asked if this was something the board would support. Jacob also brought up having a community softball game after the parade. George Prat made a motion to approve the expenditure of up to \$200.00 to support these events. Jacob Lee seconded the motion, all in favor, motion carried.
- b. National Night Out- discussion was held on this community event. It was discussed instead on having the event during the week to have it the following weekend October 11th to get more participation.
- c. Engineer for water drainage: discussion was held on the drainage for the community. The board asked management to contact some engineers and get the cost for the reviewing the updating the drainage plan for the community.

9. Scheduling of the next meeting- The next meeting: July 22, 2022

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