

Board of Directors Meeting

6:30 pm

July 11, 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 6:36 pm. George Prat, Jacob Lee and Jay Bodnar. Lee Ivey, Jr. and Steve Bridges were present.
2. Homeowner Forum: There were 9 owners present in person.
 - a. Question was asked about the reserve study, was it completed and when will it be available for the owners to review: the board said once the study was updated and approved it would be posted on the RLE website.
 - b. Owners asked if the board will be having a town hall meeting to discuss the out of the review study: Yes, there will be a town hall meeting scheduled in the month of September, once the date is confirmed notice will be sent out.
 - c. Owners talked about the lake levels – drought conditions
 - d. Owners asked if there was an emergency action plan in place for the community: there is no emergency plan yet, Jay Gooch volunteered to help put one in place for the community.
 - e. Owners asked if the bridge rails could be painted as they are looking really bad: the board asked management to get a price from the company that is selected to paint the mailboxes.
3. Committee Reports:
 - a. ACC- no updates at this time
 - b. Landscaping- George talked about the irrigation, need to have the landscaper company review the irrigation for the times and make sure all the sprayers are working correctly and positioned correctly.
 - c. Baseball field- Jacob Lee gave the update on the baseball field. The irrigation repairs were approved and we are just waiting on the landscape company to get it on the scheduled and completed.
 - d. Barn and Pasture report- due to drought conditions there are very large cracks in the field and its unsafe for anyone to walk through there. There is concern for the horses and if there is any liability on the association. Management was asked to check with the Equestrian attorney about this issue. There was discussion held about limiting the area the horse had by fencing in a smaller section of the field. Bids will be requested for the costs of doing that.
4. Review/Approval of the Minutes from June 6, 2022: The Board reviewed the minutes as prepared. Lee Ivey noted a correction in the minutes he made a motion to table the minutes until the next meeting. Jay Bodnar seconded the motion, all in favor, motion carried.

5. Review/Approval of the Financials

- a. As of May 31, 2022, the Association had \$218,850.45 in the operating account and \$265,701.16 in the cash reserve account. As of May 31, 2022, the total delinquency was \$64,054.99. The Association came in over budget YTD \$26,985.61. This was from repairs and maintenance, fence removal and barn repairs. Lee Ivey made a motion approve the May 31, 2022 financials. Jay Bodnar 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: will resume in September, for 10 hours a month.
- b. Painting of the mailboxes: the board reviewed the proposals for painting of the mailboxes. Steve Bridges made a motion to approve 5 Star Property Solutions in the amount of \$950.00. Lee Ivey seconded the motion, all in favor, motion carried. Management will notify the vendor and get a start date.
- c. Landscaping – waiting on the proposal from the landscape company but will hold off doing the planting until the fall or spring.
- d. Irrigation repairs for the baseball field- Management will check with the landscape company to find out what date this will be done.
- e. Reserve Study of the completed reserve study. The board reviewed the study and asked management to get clarification on several items.
- f. Lake waters levels: we have not had any measurable rain. The board has asked the landscape company to do some cleanup of the vegetation and debris since they are so low.
- g. Engineer for water drainage issues: management has contacted several engineers to get pricing on how much a study and plan will be.
- h. Rail Road update: Jay Bodnar gave the update. A group of residents have been working with the Federal RR Association to address the trains being stopped in front of the community for long periods of time. The trains being stopped for an hour or less is considered common practice and there is not much that can be done about that. However, reports still need to be reported. They were told that the trains are getting longer which will also increase the wait on getting in and out of the community. Information will be posted in the community newsletter and on the website on how to report this to the Federal RR Association.

8. New Business:

- a. No new business

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

10. Adjournment – The meeting was adjourned at 9:17 p.m.