

Board of Directors Meeting

6:30 pm

August 22, 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 6:31 pm. George Prat, Jacob Lee, Jay Bodnar, Lee Ivey, Jr. and Steve Bridges were present.
2. Homeowner Forum: There were 6 owners present in person.
 - a. Mr. Gooch gave an update on the emergency action plan, stated that if there was light traffic it would take the Fire Department or EMS 14 minutes to make it to the community.
 - b. Homeowners asked how much money has been spent on the barn versus what is collected in rent. The costs have exceeded what has been collected year to date. This is something that will be discussed at the town hall meeting in September.
 - c. Homeowner asked about the new road and entrance and if management had gotten any additional updates. We are still waiting on the county to provide the information.
3. Committee Reports:
 - a. ACC- Karen Jansky was present to give the update on the ACC Committee. There have been several projects going on in the community. The biggest complaint is homeowners not submitting for approval prior to the work being done.
 - b. Landscaping- landscapers need to fill in the circle with sod and have the rocks removed. The planting for the berm is still being worked.
 - c. Baseball field- the irrigation project has been completed and Jacob Lee has installed the soccer nets so it can now be used for that purpose as well.
 - d. Barn and Pasture report- the fans have been installed and the electric work has now been completed. The horse owners have requested to have a donkey in the pasture with the horses as there seems to be a coyote or bobcat messing with the horses. This was discussed and denied. The horse owners have also requested the ability to have a riding arena. Management was asked to contact them to provide a proposal for the costs, design, maintenance, and replacement costs before it will be considered.
4. Review/Approval of the Minutes from July 16, 2022: The Board reviewed the minutes as prepared. Steve Bridges made a motion to approve the minutes as prepared. Jacob Lee seconded the motion, all in favor, motion carried.
5. Review/Approval of the Minutes from June 6, 2022, with the corrections noted from the prior meeting. George Prat made a motion to accept the minutes as corrected. Jacob Lee seconded the motion, all in favor, motion carried.

6. Review/Approval of the Financials

- a. As of July 2022: the Association had \$201,012.53 in the operating account and \$251,860.89 in the cash reserve account. As of July 31, 2022, the total delinquency was \$57,746.25. The Association came in over budget YTD \$12,333.19. This was from repairs and maintenance, fence removal and barn repairs. Lee Ivey made a motion approve the June and July 2022 financials. Steve Bridges seconded the motion, all in favor, motion carried.
- b. Delinquent accounts – discussed in executive session.
- c. Violation report – discussed in executive session.

7. 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.

8. Old Business:

- a. Painting of the mailboxes: this will be done the first week of September
- b. Landscaping – working on the proposals for the hill planting and berm repairs
- c. Irrigation repairs for the baseball field- completed
- d. Reserve Study of the completed reserve study- the board has the ability to adjust the reserve study now with new numbers that we get in and updated proposals, this will give the association a more accurate accounting of what should be in the reserves.
- e. Engineer for water drainage issues: we have received 1 proposal and another with estimated numbers. The engineer study is going to cost approximately \$45,000.00, just to cover the 3 main areas where we are experience drainage problems. To do a complete study of the entire association if will costs approximately \$104,000.00. Once the other proposals come in this will be discussed. Steve Bridges and George Prat will also see if there is any grants or help the association can get.

9. New Business:

- a. Barn fence proposals: the board has been discussing the fence around the barn and the condition of the fence. The discussion was to remove the old fence and put new fence in but making the pasture size smaller. Instead of fencing in all 13 acres, they would only fence in 2.5 acres for the horses leaving the rest of the field open for anyone who wants to use it. There are 3 bids. Stallion Fence was \$29,168.00, Fenz was \$39,080.00 and Southern Services as \$31,625.00. After discussion as held, Steve Bridges made a motion to table this until after the town hall meeting. Jacob Lee seconded the motion, all in favor, motion carried.
- b. Town Hall meeting 9.17.2022- the town hall meeting will be held at the Flying Cow at 9am to 11am.

10. Scheduling of the next meeting- The next meeting: September 28, 2022

10. Adjournment – The meeting was adjourned at 9:11 p.m.