

*Board of Directors Meeting*  
*6:30 pm*  
*August 31, 2021*  
Royal Lakes Estates  
Board of Directors Meeting Minutes

Join Zoom Meeting

<https://zoom.us/j/92685852656?pwd=NVFhcFIzOUe0UUZBUXFzWDhReTliZz09>

Meeting ID: 926 8585 2656

Passcode: 138108

One tap mobile +13462487799

1. Call to order of the Board of Directors meeting at 6:31 pm. George Prat, Lee Ivey, Jr., Kristi DeNardo and Brendan Doran were present. Teresa Ricard was absent.
2. Homeowner Forum: There were seven (7) homeowners in attendance
  - a. A homeowner had a question regarding the white fencing in the community. The Board advised that they are still looking for a company to recycle the existing white fence.
  - b. A homeowner had a question regarding the meeting notice and two separate contractors for landscaping and irrigation. The Board advised the meeting notices are emailed out at least three days prior. The irrigation contract does not expire until the end of the year. The Board will review once the contract expires.
  - c. A homeowner had a question regarding vehicles parking on the street. The Board advised the Association is limited on registered vehicles and Fort Bend County can assist with vehicles that are unregistered or have expired registration.
3. Review/Approval of the Minutes from June 23, 2021:
  - a. The minutes from June 23, 3031 were presented to the Board for consideration. Brendan Doran made a motion to approve the minutes as prepared, Lee Ivey seconded the motion, all in favor, motion carried.

4. Review/Approval of the Financials

- a. As of July 31, 2021, the Association had \$185,803.74 in the operating account and \$247,130.96 in the cash reserve account. As of July 31, 2021, the total delinquency was \$63,220.92. The Association is over budget \$26,434.97 year to date expenses and has collected \$1,813.33 more than budgeted. Lee Ivey, Jr. made a motion to approve the July 31, 2021 financials as presented. Brendan Doran seconded the motion, all in favor, motion carried.
- b. Delinquent accounts – discussed in executive session.
- c. Violation report – discussed in executive session.

5. Old Business:

- a. Drainage Issues – Two drainage projects waiting in the back will begin next week, weather permitting. Resubmitted that Majesty be replaced from one end to the other and a better repair on Royal Lakes Blvd.
- b. Equestrian Center contract – Brendan Doran is working on the stall contract for Board approval. The Board has agreed the maximum number of horses will be four (4). If there is additional interest, the Board will review at that time.
- c. Lighting at the front entrance
- d. Drainage work and new fence behind monument – The enclosure behind the monument was completed. There is a double gate now.
- e. Gazebo/old picnic tables at the old park- need to schedule a workday to remove

6. New Business:

- a. National Night Out – Volunteers needed for NNO on October 5, 2021.

7. Committee Reports

- a. ACC – Camilla Prat provided an update; stated everything is going well and no issues.

- b. Landscaping: Diana Garcia provided update; stated they are in process of working on fall planting and will provide the Board with the list of proposed items.
  - c. Equestrian Center: Brendan Doran provided update; sent out revised stalls agreement to Board and will be working with FFA at George Ranch to create a compost pile and recycle horse manure. Horses are estimated to be in the barn next week.
- 8. Scheduling of the next meeting- The next meeting will be September 22, 2021 at 6:30 p.m.
- 8. Adjournment – There being no other business to discuss, made a motion to adjourn the meeting, Diana seconded the motion, motion carried. The meeting was adjourned at 7:42 p.m.