

*Board of Directors Meeting*

*6:30 pm*

*September 28, 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 and Steve Bridges were present. Jay Bodnar and Lee Ivey Jr were absent.
2. Homeowner Forum: There were 2 owners present in person. Mary Schmerker thanked Jacob for all his hard work and dedication to the community. She talked about the presentation he gave at the town hall meeting and presenting the critical issues in the community. Questions was asked if the community was still spraying for mosquitos as it has been particularly bad and there are some areas with standing water.
3. Committee Reports:
  - a. ACC- no update
  - b. Landscaping- no update
  - c. Baseball field- management was asked to have the landscapers mow the baseball field on the lowest setting.
  - d. Barn and Pasture report- Sugar Land Electric is going to be replacing the broken fan in the bard at their costs.
4. Review/Approval of the Minutes from August 22, 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 Financials
  - a. As of August 30,2022: the Association had \$177,665.21 in the operating account and \$253,525.42 in the cash reserve account. As of August 30, 2022, the total delinquency was \$53,205.04. The Association came in over budget YTD \$28,395.23. This was from repairs and maintenance, fence removal and barn repairs. Jacob Lee made a motion approve the August 30,2022 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.
6. Ratification of business taken outside of a meeting:
  - a. Lake weed removal: the board did approve to have the weeds in the lakes sprayed.

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. Painting of the mailboxes: completed

- b. Landscaping – the board reviewed proposal #1399 in the amount of \$1200.00 for some upgrades at the front of the community. George Prat made a motion to approve this proposal. Jacob Lee seconded the motion, all in favor, motion carried.
  - c. Engineer for water drainage issues: we have received 1 proposal and another with estimated numbers. The engineer study is going to cost approximately \$46,000.00, just to cover the 3 main areas where we are experience drainage problems. To do a complete study of the entire association it will cost approximately \$104,000.00. Jacob Lee made a motion to move forward with the main 3 areas, as they are critical to the association for the water flow/drainage. Steve Bridges seconded the motion, all in favor, motion carried.
8. New Business:
- a. Annual Meeting: November 12, 2022 will send out notice once we have confirmation of the meeting location.
  - b. Townhall review: Jacob talked about the townhall meeting and the survey he as been working on. The topics were discussed, and further definition will be done.
9. Scheduling of the next meeting- The next meeting: October 19, 2022
10. Adjournment – The meeting was adjourned at 9:11 p.m.