

CANYON GATE AT CINCO RANCH OWNERS ASSOC, INC.

BOARD OF DIRECTORS MEETING MINUTES

Date: August 27, 2025

Time: 6:30 P.M.

Place: Canyon Gate at Cinco Ranch Rec Center
20422 Canyon Gate Blvd. Katy TX 77450

Hugh Durlam, Brian Gardner, and Kevin Thoms were in attendance. Goldie Hassan was in also in attendance representing Sterling Association Services, Inc.

Closed Executive Session

Executive Session called to order at 5:30pm

- Board reviewed delinquent accounts and will make a motion in open session
- Board discussed 2026 capital project to include replacing the monument at the entrance

Adjournment Executive Session

- There being no further business to discuss or decisions made, executive session was adjourned at 6:20PM

I. Call to Order and Adoption of Agenda

The meeting was called to order at 6:33 P.M. by Hugh Durlam, and the agenda was adopted with the addition of collections and compliance

II. Unanimous Approval in Between Meetings

The Board reviewed and affirmed the following items that were unanimously approved in between meetings:

III. Review and Approval of Previous Board Meeting Minutes

The Board reviewed and approved the minutes from the February 26,2025

IV. Financial Report

- The financial report was reviewed by Kevin. EJ account is yielding a return of 7.53%.
- There are a few GL's that need to be reclassified to ensure the invoices are paid out of the correct budget line item

V. Old Business

- There was no old business to discuss.

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VI. New Business

2026 Budget Items

- Board discussed 2026 capital project to include replacing the monument at the entrance

Equity Experts Lawsuit Settlement

- The board settled with Equity Experts, Michigan debt collection agency that was presented to the board by the previous management company to collect past due assessments.
- EE was collecting additional fees, as part of the homeowner's debt which made it difficult for residents to pay the debt
- The attorney was able to negotiate \$85k vs the \$120 they originally asked for

Assessment Collections

- The board discussed the assessments are outstanding, totals to more than \$60k, some residents owe multiple years
- Any resident with outstanding assessments were sent the proper notice and a chance to go on a payment plan
- Brian made a motion to send any account that owes one or more years of assessments to the HOA attorney for collections. Vicky Golberg second-**Approved unanimously**

The following 40 accounts will be sent for collections:

- **302013,301812,301575,301690,301953,301776,361810,309937,307378**
- **302011,315538,301487,301365,320330,301668,310110,301696,301404**
- **301693,301989,306832,310046,378551,380445,301913,301707,301801**
- **377006,366736,328130,301937,301532,301488,301588,301873,301768,**
- **301760,301787,301508,301728**

Compliance

- The board reviewed the violation report; There are residents that have received multiple notices including fine certified notices and have not complied or responded
- After review and discussion, Brian Gardner made a motion: Ongoing violations that are not in compliance be sent to the Attorney. Vicky Golberg second-**Unanimously Approved**

VII. Homeowner Forum

An open forum was held for homeowners to address the Board.

- There was discussion on cleaning out the Crepe Myrtles in the median that need to be removed due to constantly tipping over. Board discussed getting designs or letting grass grow. Any ideas welcomed and volunteers needed for landscaping

IX. Scheduling of Board Meeting

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The next Board Meeting, which will be the approval of the 2026 budget will be held on October 22,2025.

X. Adjournment

With no further business to discuss: the meeting was adjourned at 7:35 pm.

Minutes recorded by: Goldie Hassan

<i>Zane Hickman</i>	dotloop verified 03/19/26 12:02 PM CDT QOIB-RIBQ-K8OV-E4T8
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Recording Secretary

Date