

**BRIGHTWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING**

DATE: Wednesday, September 24, 2025
TIME: 5:00 p.m. Executive Session *Board Only
6:00 p.m. Open Session **Homeowners Join
LOCATION Brightwater Clubhouse
2410 Brightwater Drive
Missouri City, TX 77459
OR Join Virtually at <https://join.freeconferencecall.com/crestsunni>
OR Call in at (425) 436-6374 Access Code 596689

AGENDA

- 1. Establish Quorum and Call Meeting to Order**
- 2. Executive Session-5:00 p.m.**
 - a. Attorney Status Report
 - b. Collection Status Report
 - c. Deed Restriction Inspection Report
 - d. Update ACC guidelines
 - e. Volunteer recognition event
 - f. Update Brightwater Pool Rules
 - g. EMR Hearing – Account 114LS0202010
- Adjourn Executive Session**
- 3. Call to Order Open Session 6:00 p.m. & Summarize Executive Session**
- 4. Approval of Minutes**
 - a. July 23, 2025
- 5. Business**
 - a. President's Report
 - b. Financial Report
 - c. Contracts and Proposals – Clubhouse project Cavalry, bids from American Pools Guard Stand, bids from American Pool swim contract.
 - d. Marquee Package
 - e. Security Camera Policy
 - f. 2025 Legislative Changes
 - g. Announcement of Board Decisions Made Between Board Meetings
Board approved Sido Services to power wash, paint 3 areas - \$7,609.98
 - h. Initiation of Collection/Foreclosure and Deed Restriction Enforcement actions
 - i. Other Business
- 6. Committee Reports**
 - a. Communications
 - b. Operations
 - Clubhouse/Tennis Courts
 - Architectural Control (ACC)
 - Pool
 - Facilities
 - Lighting/Electrical
 - c. Grounds & Lake
 - d. Social - Neighborhood Watch
- 7. Homeowner Forum**
- 8. Scheduling of Next Meeting**
 - a. October 22, 2025