THE BOARD OF DIRECTORS OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR MONTHLY BOARD OF DIRECTORS MEETING ON TUESDAY, FEBRUARY 18, 2025 AT 6:30 P.M. AT THE BURNEY ROAD COMMUNITY CENTER, 14122 W. AIRPORT BLVD. #A, SUGAR LAND, TX 77498.

Director's present were Lydia Rosenthal, Mark Johnson and Joanna Figueroa. Also, in attendance was Becky Salinas, representing Sterling Association Services, Inc. ("SASI")

CALL TO ORDER AND ADOPTION OF AGENDA

Lydia Rosenthal presided over the meeting and called the meeting to order at 6:30 p.m., the agenda was approved with no corrections or additions; *L. Rosenthal asked for a motion, J. Figueroa made a motion; M. Johnson seconded the motion; motion passed.*

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The Board approved the following maintenance repairs in between meeting:

- NONE

CITY OF SUGARLAND

Officer Reid was in attendance and provided an update on any activities that occurred within and surrounding the community and answered any questions from the Board and residents.

HOMEOWNER OPEN FORUM

Several homeowners were present to observe the meeting.

Two residents were present to inquire on the reason why their entire block received a letter for a trailer at the end of their cul-de-sac. The Board advised the trailer had been seen and parked for over two months and there was no movement of the trailer, so SASI was asked to send out a letter. The owners advised they used and shared the trailer with all the owners on their block. The Board requested the homeowners that in the future to advise SASI on the parking of a trailer or any activity so that the board is aware of the activity.

A homeowner was present to discuss the letters she has received asking for her to submit an application for a fence that was installed 2 years prior to receiving the notices.

A homeowner was present to discuss the installation of a semi-inground/above ground pool. The Board advised to submit an application for the Committee to review and asked the homeowner to check with the city.

A homeowner was present to discuss fines assessed to their account, the Board requested SASI to review the owners account information and advise them on the fines applied to her account and the board can make a decision via email.

MEETING MINUTES

The Board reviewed and unanimously approved the January 28, 2025, with no corrections; *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

FINANCIALS

SASI provided a summary of the financials for January 31, 2025; and answered questions from the Board; *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

SASI advised the final reports for December 31, 2024 financials were reconciled and in their packet for review. SASI advised the surplus for 2024 in the amount of $57,841.75 will be applied to the principal of the loan.

MANAGERS' REPORT

Manager's Updates/Action List was reviewed and discussed.

A list of New Resident was provided to the Board.

The monthly Board Meeting will remain monthly, 3rd Tuesday of the month at 6:30 p.m., with no meetings in June and December.

OLD BUSINESS

Perimeter Fence Installation – the Board discussed the fence installation along Mason Rd. and the gas lines that go along the fence lines is preventing the installation of the concrete wall. The concrete wall will only be installed behind the homes along Mason Rd, minus the six homes.

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Spring Newsletter Articles – the Board discussed the spring newsletter to go out in March, there will be an article about parking and blocking the mailout clusters.

Pool Contract Renewal 2025

NEW BUSINESS

Tax Return Engagement Letter – the Board unanimously approved Tax Return engagement letter. *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

Pool Hours, Pool Registration and Form – the Board reviewed and changes were made to the forms for the pool opening hours and registration days.

Insurance Renewal Survey – the Board reviewed and discussed the renewal survey, with no changes or additions, the insurance was renewed. *L. Rosenthal asked for a motion, M. Johnson made a motion; J. Figueroa seconded the motion; motion passed.*

The Open Session was adjourned at 7:33 p.m.

EXECUTIVE SESSION

With a quorum present, the Board entered into Executive Session at 7:34 p.m. as provided by Section 209.0051 (c) & (e) of the Texas Property Code Chapter 209 to consider actions involving personnel, litigation, contracts, enforcement actions, communications with the HOA attorney and homeowners' privacy and confidential matters.

Compliance Report – a summary on the number on letters mailed out for the month ending. A brief conversation was held regarding.

Collection Comparison Report – an overall collection comparison reflected 82% collected for the Annual Assessments.

Attorney Status Report – the attorney status report was reviewed and discussed.

Cost Sharing Agreement – SASI advised there has not been any response.

Ezee Fiber Encroachment Agreement – no update, SASI advised she has sent several follow up emails to the representatives of Ezee Fiber.

The Executive Session adjourned at 8:33 p.m. and the Board reconvened in Open Session for possible action on items discussed in the closed Executive session. The Board reviewed, discussed and a decision was made on the following: Account# 286047 – the Board approved to forward fence violation for legal action, the other will be forwarded after the letter expires. Account# 213731 – the Board was provided an update on homeowner's payment plan agreement.

GENERAL DISCUSSION

A few items discussed with the Board are as followed:

- NONE

The next meeting scheduled is the Annual Meeting for Tuesday, March 18, 2025 at 6:30 p.m. at the Burney Road Community Clubhouse at 14122 West Airport Blvd #A., Sugar Land, TX 77498.

ADJOURNMENT

With there being no further business to come before the Board the Board was properly adjourned at 8:06 p.m., *L. Rosenthal made motion was made; J. Figueroa seconded the motion; motion passed.*

Accepted at the **March 18, 2025** Meeting Minutes